

# 0.80 ACRES AVAILABLE

8987 DALLAS ACWORTH HIGHWAY  
DALLAS, GA 30101 (PAULDING COUNTY)

GROUND LEASE  
OR  
BUILD TO SUIT



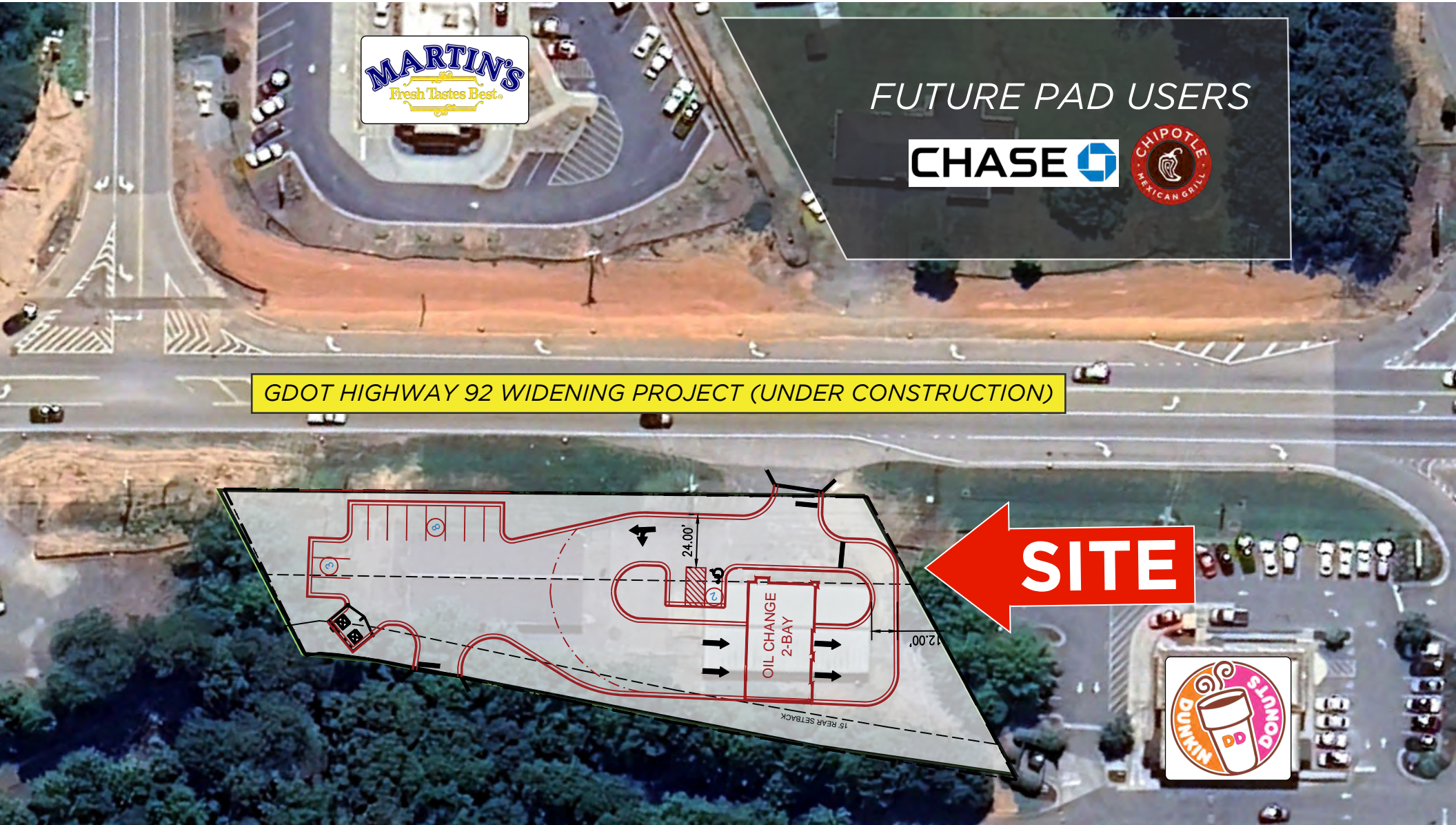
# SITE VIEW

8987 Dallas Acworth Highway / Dallas, GA 30132



# SITE PLAN - OIL CHANGE

8987 Dallas Acworth Highway / Dallas, GA 30132



## CONTACT

**Greg Craft:** (678) 361-4854 / [gcraft@cgpre.com](mailto:gcraft@cgpre.com)  
**Palmer Haynes:** (478) 319-8267 / [phaynes@cgpre.com](mailto:phaynes@cgpre.com)

# SITE PLAN - COFFEE SHOP

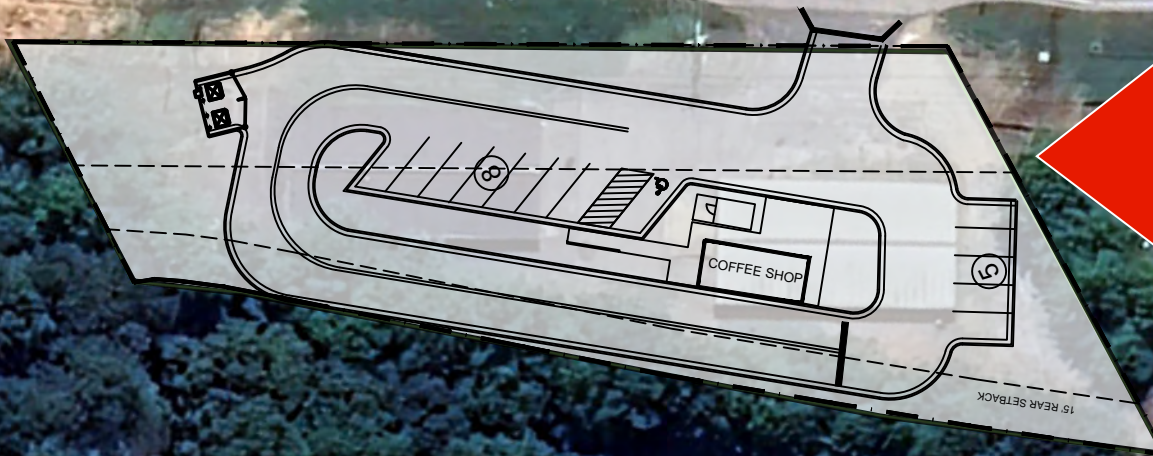
8987 Dallas Acworth Highway / Dallas, GA 30132



FUTURE PAD USERS



GDOT HIGHWAY 92 WIDENING PROJECT (UNDER CONSTRUCTION)



SITE



# SITE PLAN - QSR

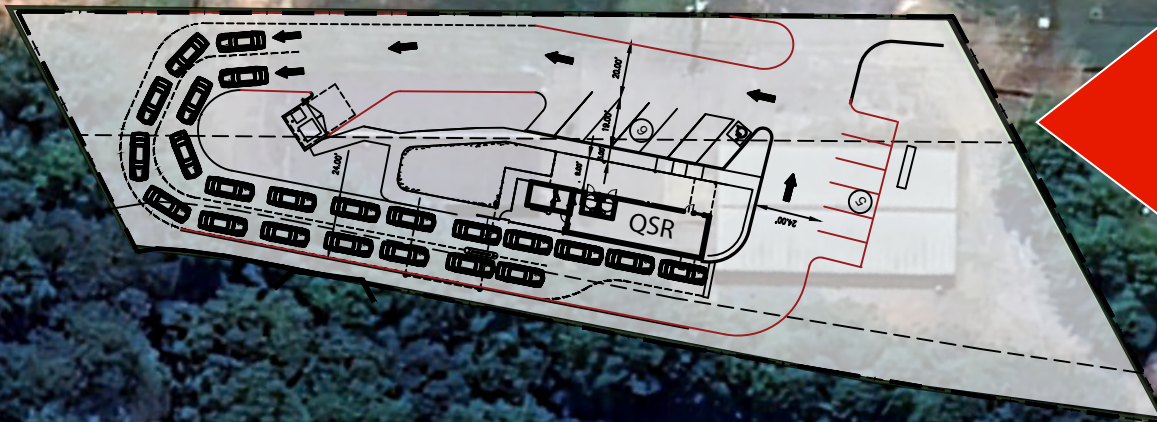
8987 Dallas Acworth Highway / Dallas, GA 30132



FUTURE PAD USERS



GDOT HIGHWAY 92 WIDENING PROJECT (UNDER CONSTRUCTION)

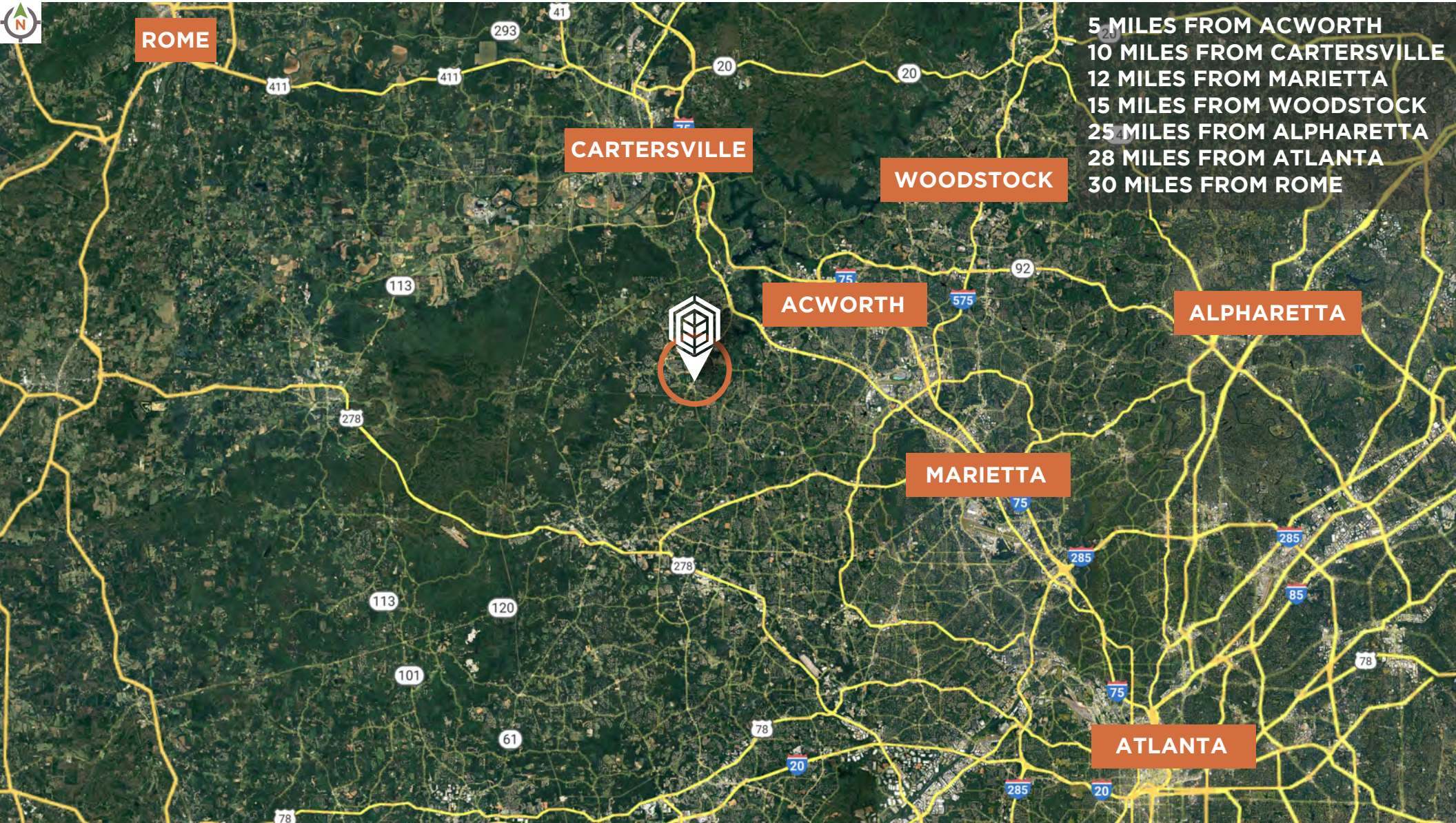


SITE



# LOCATION OVERVIEW

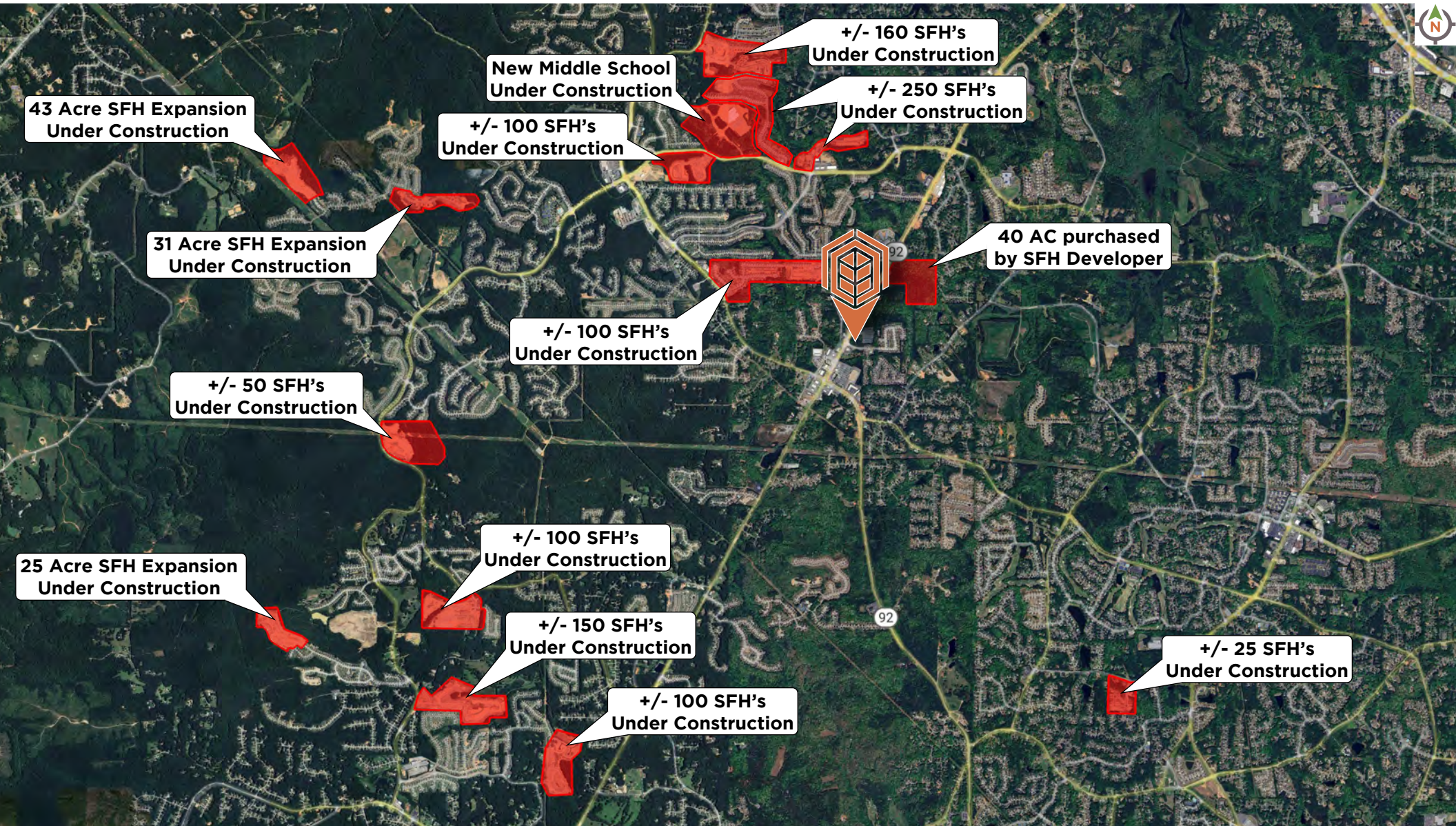
Highway 92 & Royal Sunset / Dallas, GA 30101



5 MILES FROM ACWORTH  
10 MILES FROM CARTERSVILLE  
12 MILES FROM MARIETTA  
15 MILES FROM WOODSTOCK  
25 MILES FROM ALPHARETTA  
28 MILES FROM ATLANTA  
30 MILES FROM ROME

# FUTURE PROJECTS

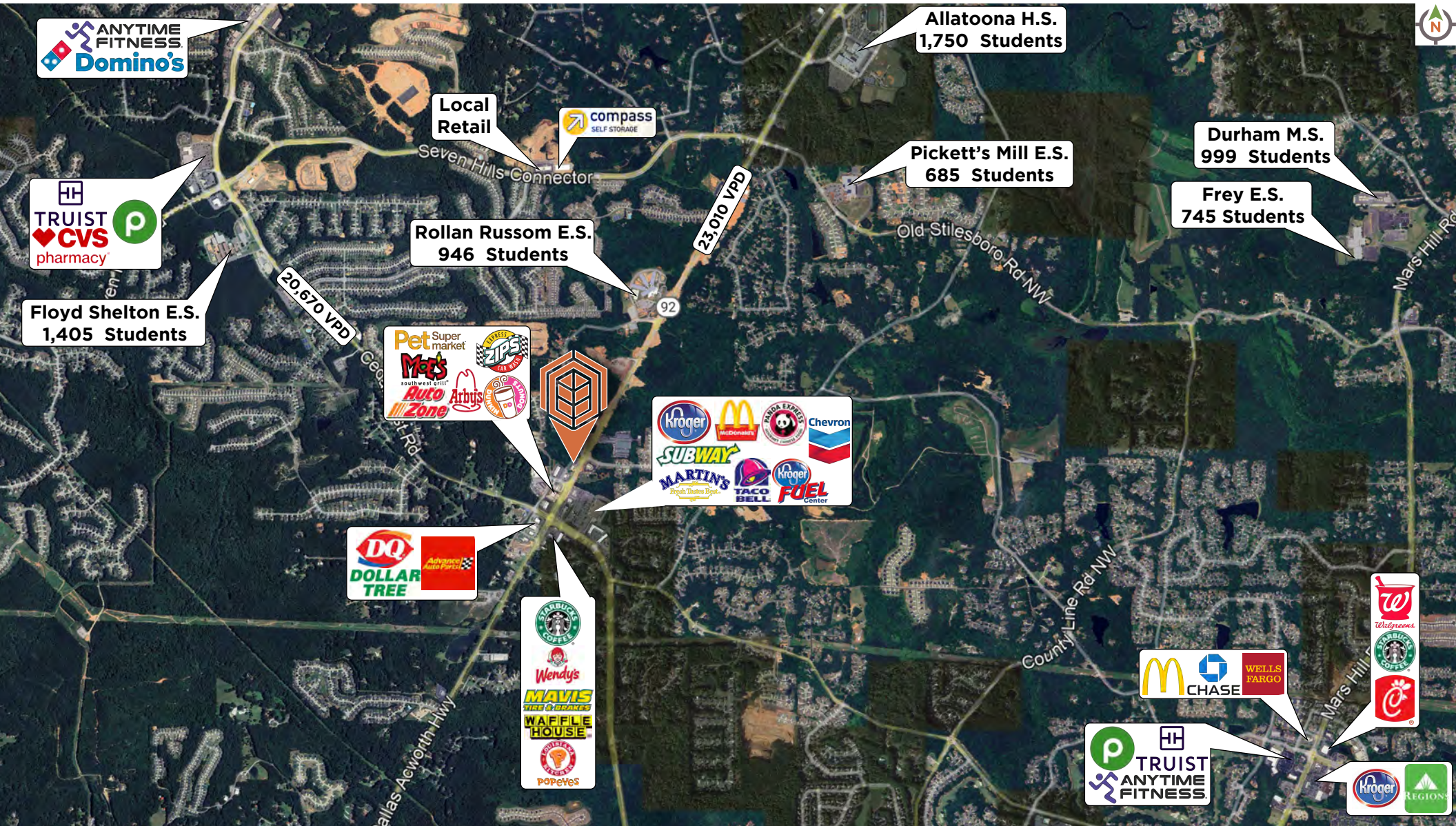
8987 Dallas Acworth Highway / Dallas, GA 30132



## CONTACT

# LOCATION OVERVIEW

8987 Dallas Acworth Highway / Dallas, GA 30132





# DEMOGRAPHICS

8987 Dallas Acworth Highway / Dallas, GA 30132

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2023 Estimated Population	14,840	76,680	161,150
2028 Projected Population	15,430	79,990	169,840
Projected Growth Rate (2023-2028)	0.78%	0.85%	1.06%

HOUSEHOLDS	5 MINUTES	10 MINUTES	15 MINUTES
2023 Estimated Households	4,560	24,400	54,270
2028 Projected Households	4,790	25,640	57,400

HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2023 Estimated Average Totals	\$134,680	\$154,860	\$141,860

BUSINESS	5 MINUTES	10 MINUTES	15 MINUTES
2023 Estimated Total Businesses	210	1,305	4,055
2023 Estimated Total Employees	1,660	10,340	35,363



**\$141,860**

Average Income



**161,150**

Population



**54,270**

Households



**4.08%**

Unemployment



**126,660**

Labor Force



## **GROUND LEASE OR BTS**

8987 Dallas Acworth Highway  
Dallas, GA 30132

### **TO INQUIRE ABOUT THIS PROPERTY**

**Greg Craft**

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**Palmer Haynes**

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