

2681 HIRAM DOUGLASVILLE HWY

2681 Hiram Douglasville Hwy | Hiram, GA
OFFERING MEMORANDUM



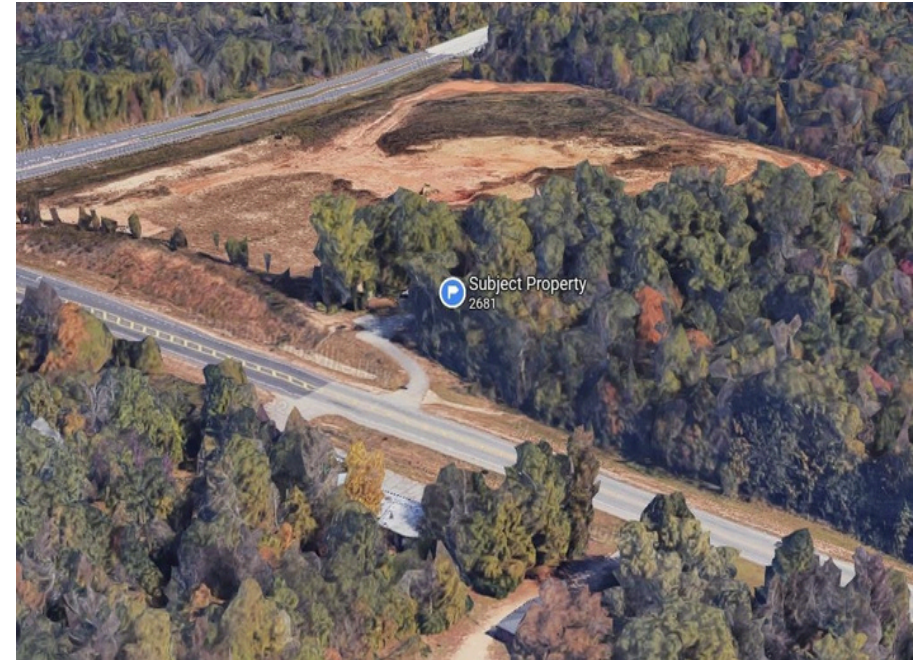
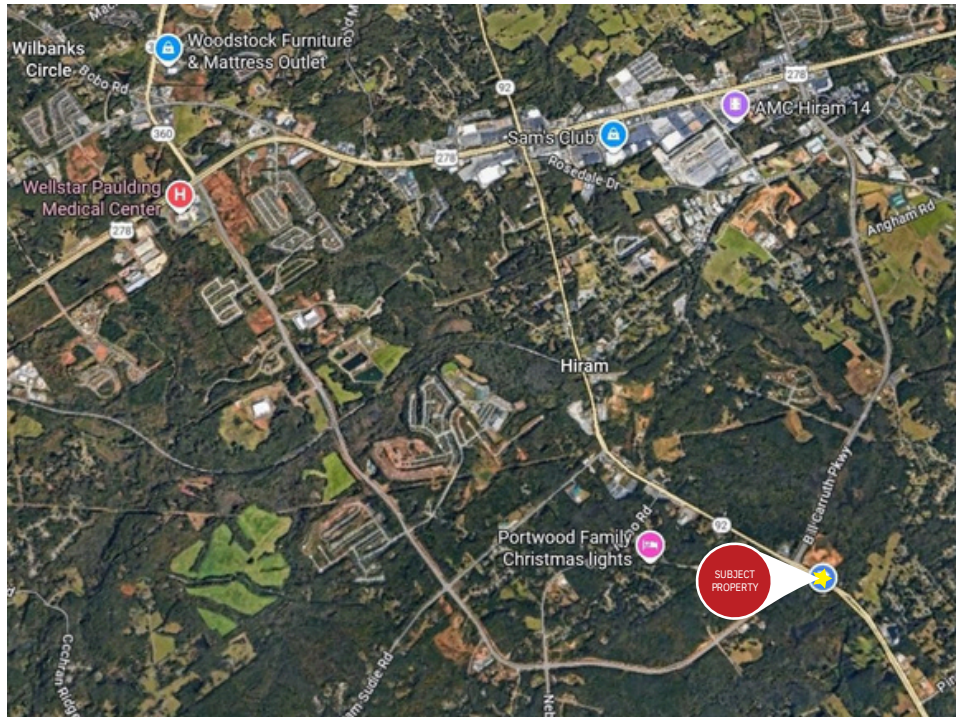
SEVER
GROUP

PROPERTY FEATURES

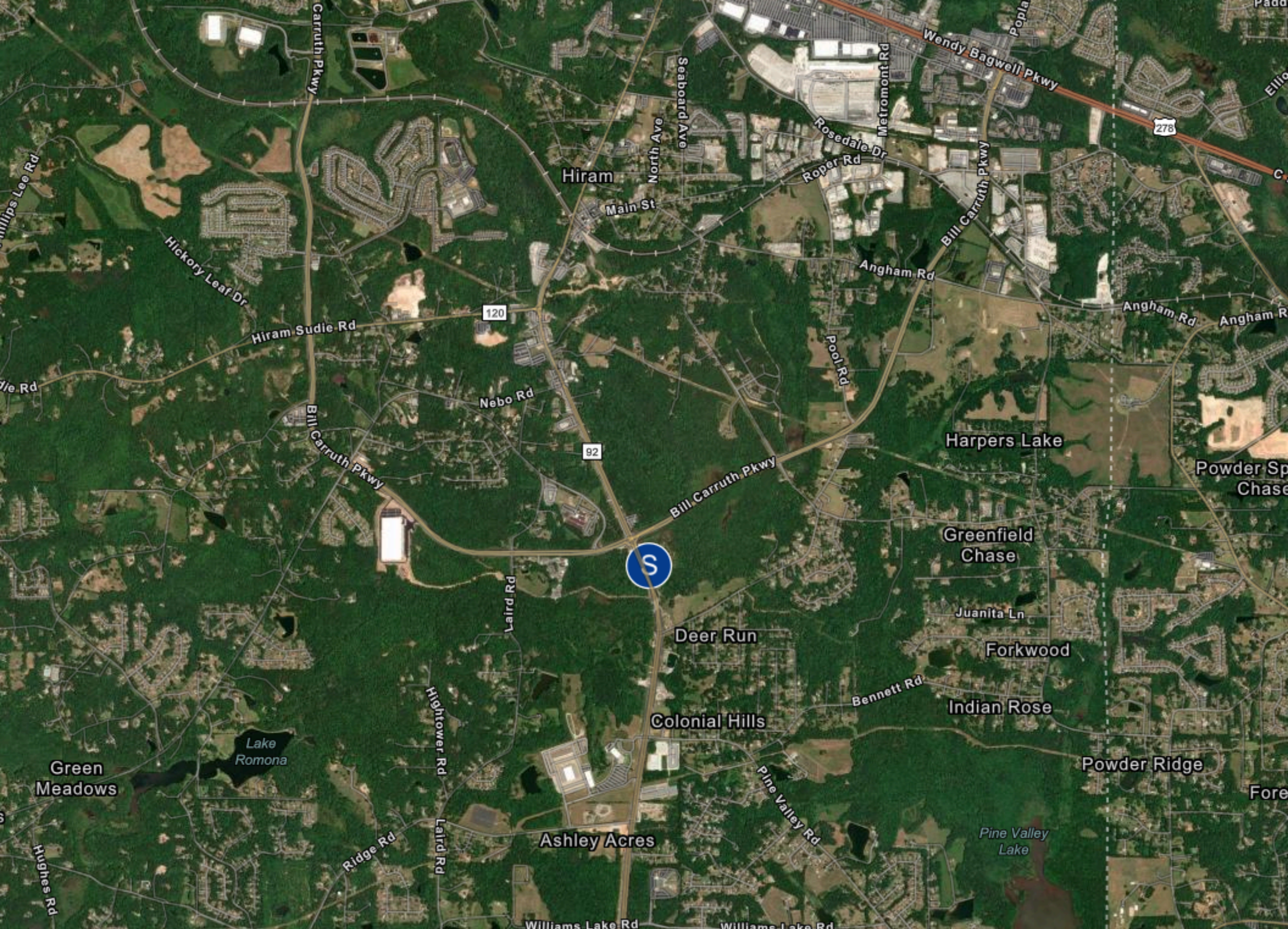
ADDRESS	2681 Hiram Douglasville Hwy Hiram GA 30141
COUNTY	Paulding
LAND ACRES	11.45
ZONING TYPE	R-4
PROPOSED USE	COMMERCIAL
APN	209.23.012.0000
TOPOGRAPHY	Rolling

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	1,727	26,276	90,565
2025 Median HH Income	\$90,187	\$93,479	\$99,515
2025 Average HH Income	\$99,580	\$106,946	\$113,878

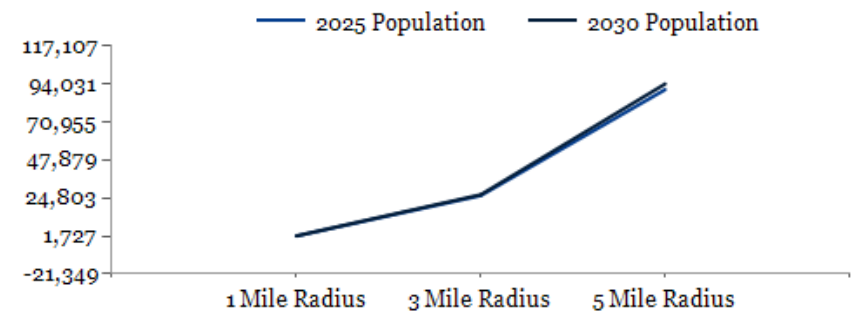


- The property is located in Hiram, Georgia, a growing city in Paulding County known for its community-oriented atmosphere and family-friendly environment.
- Hiram is situated near major highways, including Highway 278 and Highway 92, providing convenient access for customers and employees.
- The property is in close proximity to popular retail and dining establishments such as Target, Walmart, and various restaurants, offering a potential customer base for businesses in the area.
- Hiram is known for its strong sense of community and local events, such as the Hiram Hometown Holidays celebration and the Paulding Fine Arts Association events, which can attract additional foot traffic to businesses in the area.
- The city of Hiram has experienced steady population growth in recent years, indicating a growing market for businesses in the area and potential opportunities for commercial investment.

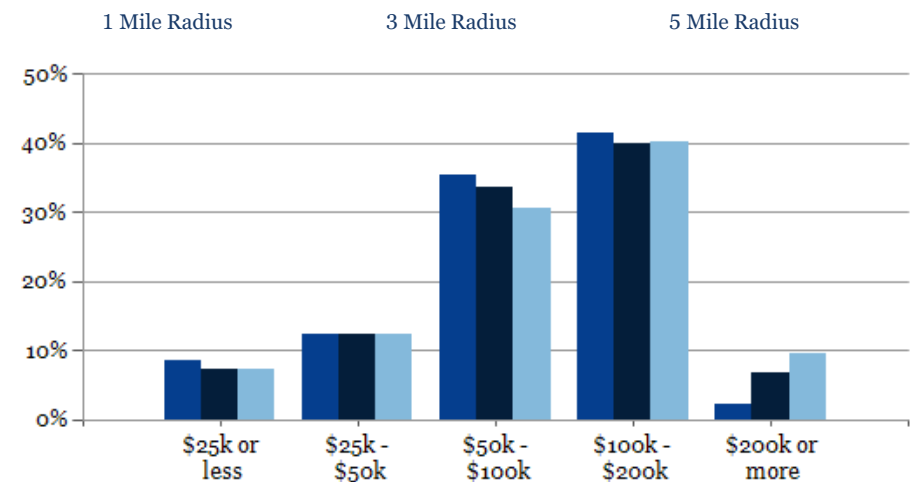


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,407	14,284	50,489
2010 Population	1,575	21,934	74,864
2025 Population	1,727	26,276	90,565
2030 Population	1,820	26,861	94,031
2025 African American	351	11,390	36,967
2025 American Indian	14	122	376
2025 Asian	25	431	1,408
2025 Hispanic	260	2,718	9,331
2025 Other Race	132	1,241	4,315
2025 White	1,029	10,941	40,119
2025 Multiracial	173	2,124	7,302
2025-2030: Population: Growth Rate	5.25%	2.20%	3.75%

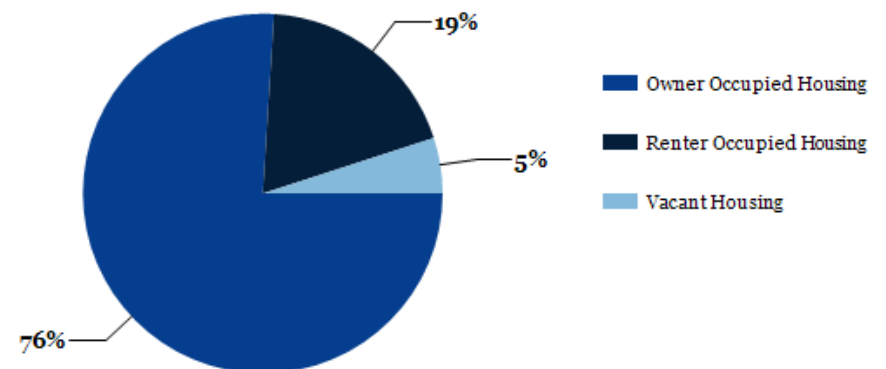
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	41	474	1,455
\$15,000-\$24,999	10	211	881
\$25,000-\$34,999	19	374	1,250
\$35,000-\$49,999	56	779	2,657
\$50,000-\$74,999	93	1,642	5,308
\$75,000-\$99,999	120	1,485	4,385
\$100,000-\$149,999	162	2,324	8,008
\$150,000-\$199,999	87	1,400	4,768
\$200,000 or greater	14	623	3,027
Median HH Income	\$90,187	\$93,479	\$99,515
Average HH Income	\$99,580	\$106,946	\$113,878



2025 Household Income



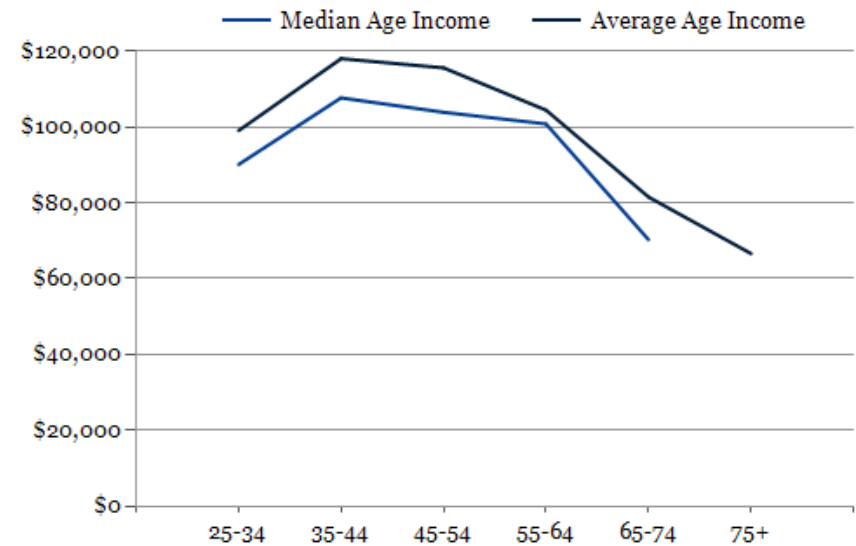
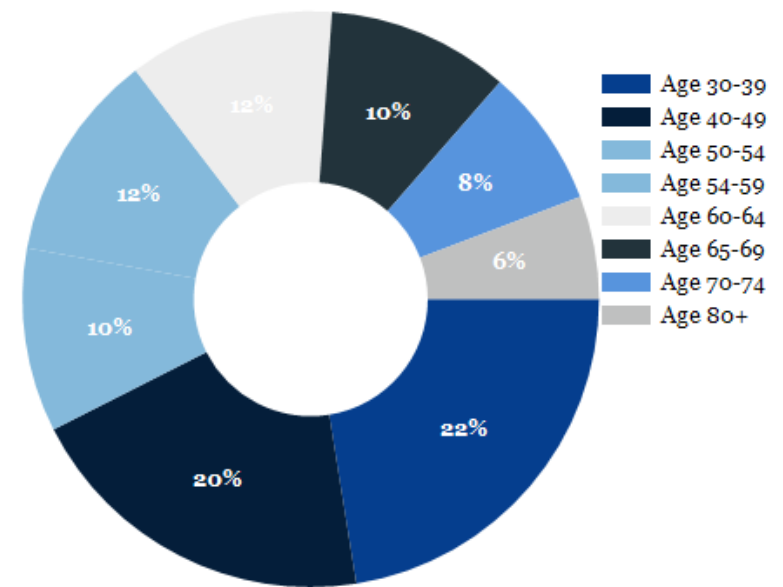
2025 Own vs. Rent - 1 Mile Radius



Source: esri

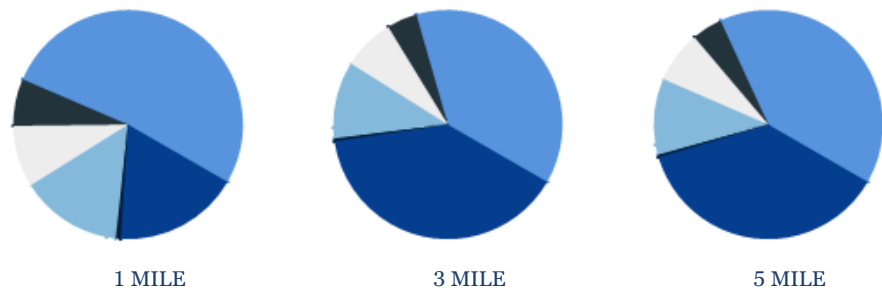
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	126	1,922	6,367
2025 Population Age 35-39	107	1,611	5,831
2025 Population Age 40-44	105	1,682	5,594
2025 Population Age 45-49	103	1,656	5,704
2025 Population Age 50-54	107	1,795	6,290
2025 Population Age 55-59	122	1,962	6,544
2025 Population Age 60-64	120	1,736	5,944
2025 Population Age 65-69	106	1,405	4,878
2025 Population Age 70-74	81	1,002	3,493
2025 Population Age 75-79	60	718	2,604
2025 Population Age 80-84	35	446	1,478
2025 Population Age 85+	23	298	1,016
2025 Population Age 18+	1,363	20,540	70,755
2025 Median Age	40	39	39
2030 Median Age	41	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,121	\$99,227	\$103,666
Average Household Income 25-34	\$99,047	\$109,746	\$117,030
Median Household Income 35-44	\$107,704	\$108,092	\$111,458
Average Household Income 35-44	\$118,033	\$123,517	\$129,914
Median Household Income 45-54	\$103,893	\$106,708	\$111,151
Average Household Income 45-54	\$115,631	\$120,843	\$129,186
Median Household Income 55-64	\$100,828	\$102,904	\$104,742
Average Household Income 55-64	\$104,480	\$113,813	\$118,736
Median Household Income 65-74	\$70,294	\$69,146	\$74,852
Average Household Income 65-74	\$81,538	\$85,127	\$97,067
Average Household Income 75+	\$66,599	\$63,763	\$68,790



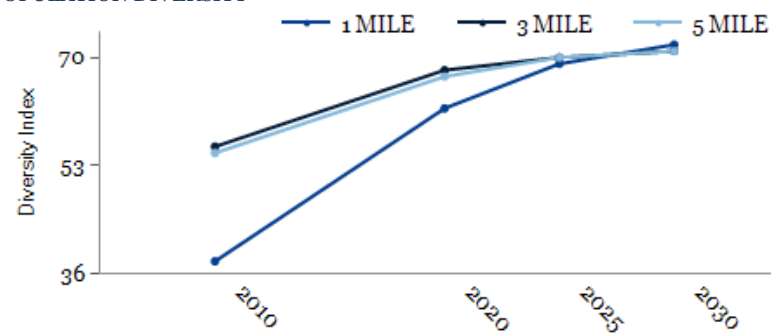
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	71	71
Diversity Index (current year)	69	70	70
Diversity Index (2020)	62	68	67
Diversity Index (2010)	38	56	55

POPULATION BY RACE



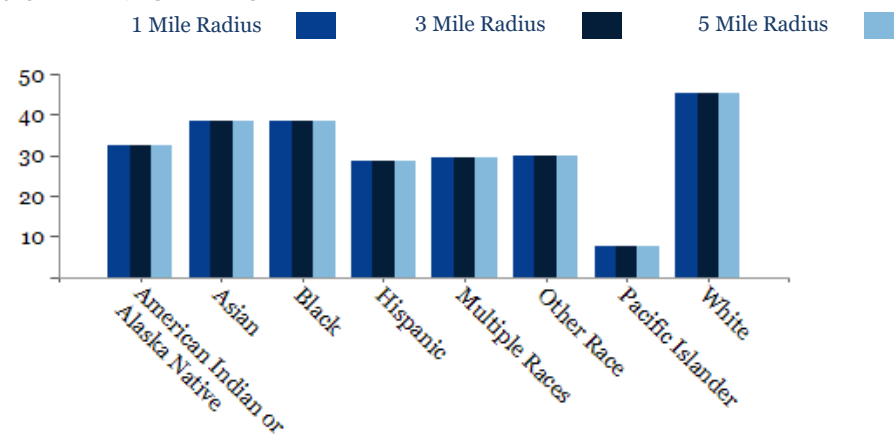
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	18%	39%	37%
American Indian	1%	0%	0%
Asian Hispanic	1%	1%	1%
Multiracial Other	13%	9%	9%
Race White	9%	7%	7%
	7%	4%	4%
	52%	38%	40%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	36	39
Median Asian Age	38	43	40
Median Black Age	38	36	35
Median Hispanic Age	28	29	29
Median Multiple Races Age	30	28	29
Median Other Race Age	30	30	30
Median Pacific Islander Age	8	28	29
Median White Age	46	46	46

2025 MEDIAN AGE BY RACE



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