

TOWN CREEK CENTER

Dallas Acworth Highway | Dallas, GA



SEVER
GROUP

PROPERTY FEATURES

Location	Dallas Acworth Highway, Dallas, GA, 30132
COUNTY	Paulding
Cross Street	Seven Hills Connector
Traffic Count	17,477

- Town Creek Center is a multi-building property featuring retail and restaurant space. Located off of highway 92 on Dallas Acworth Highway; the fastest growing area of North Paulding. This fantastic location is surrounded by award-winning subdivisions and is only a short distance to Cobb Parkway. Retail building has a minimum square footage of 1,504 sf and maximum of 4,696 sf. Traffic count is more than 17,000 cars per day.
- Two free-standing buildings are available for lease. One featuring drive-through access

HIGHLIGHTS

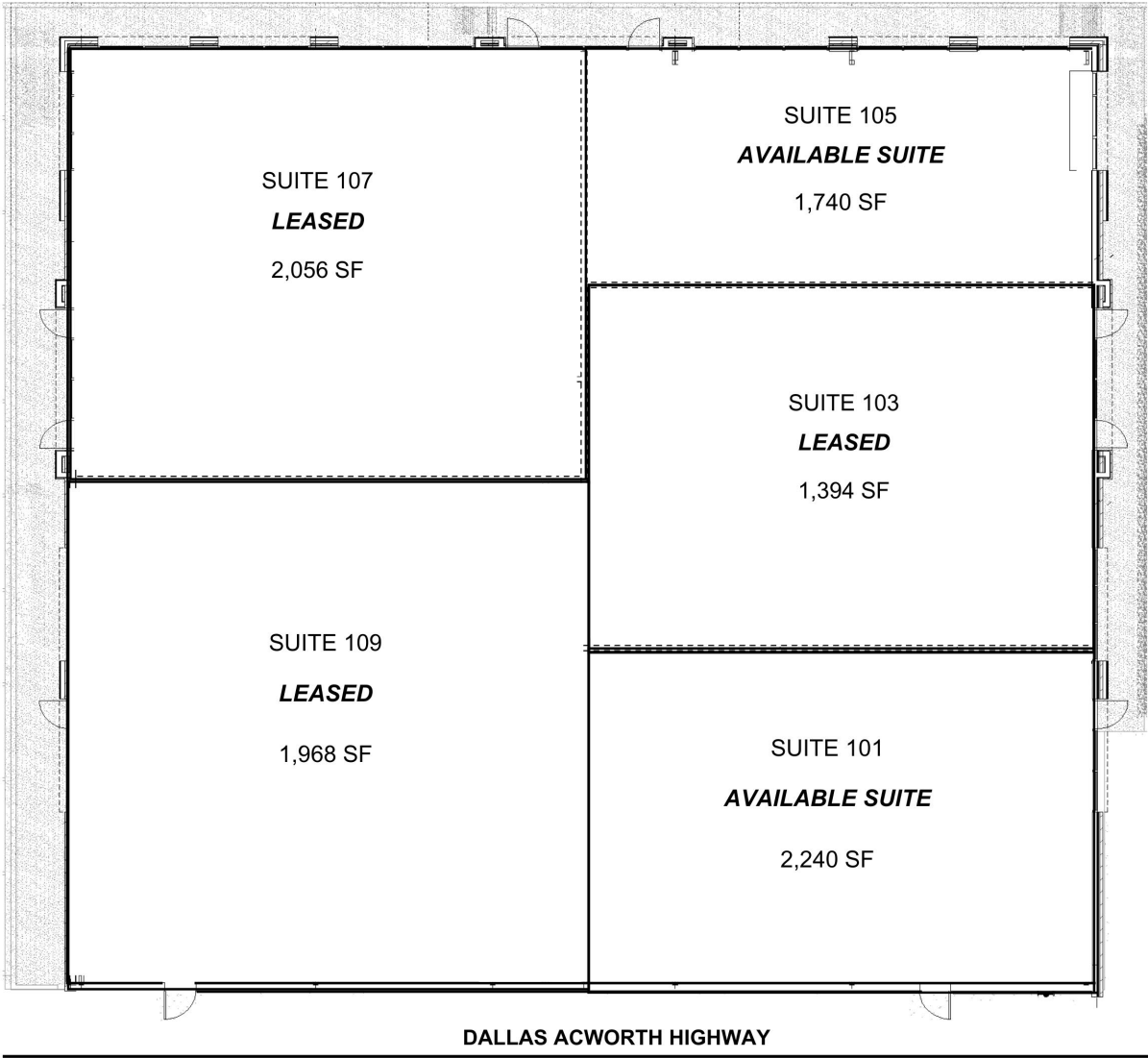
- UPCOMING RETAIL AND RESTAURANT SPACE
- OVER 17,000 CARS PER DAY
- LOCATED IN FASTEST GROWING AREA IN NORTH PAULDING
- SURROUNDED BY SUB-DIVISIONS
- SHORT DISTANCE TO COBB PARKWAY



THE SPACE

10172 Dallas Acworth Highway, Dallas, GA, 30132

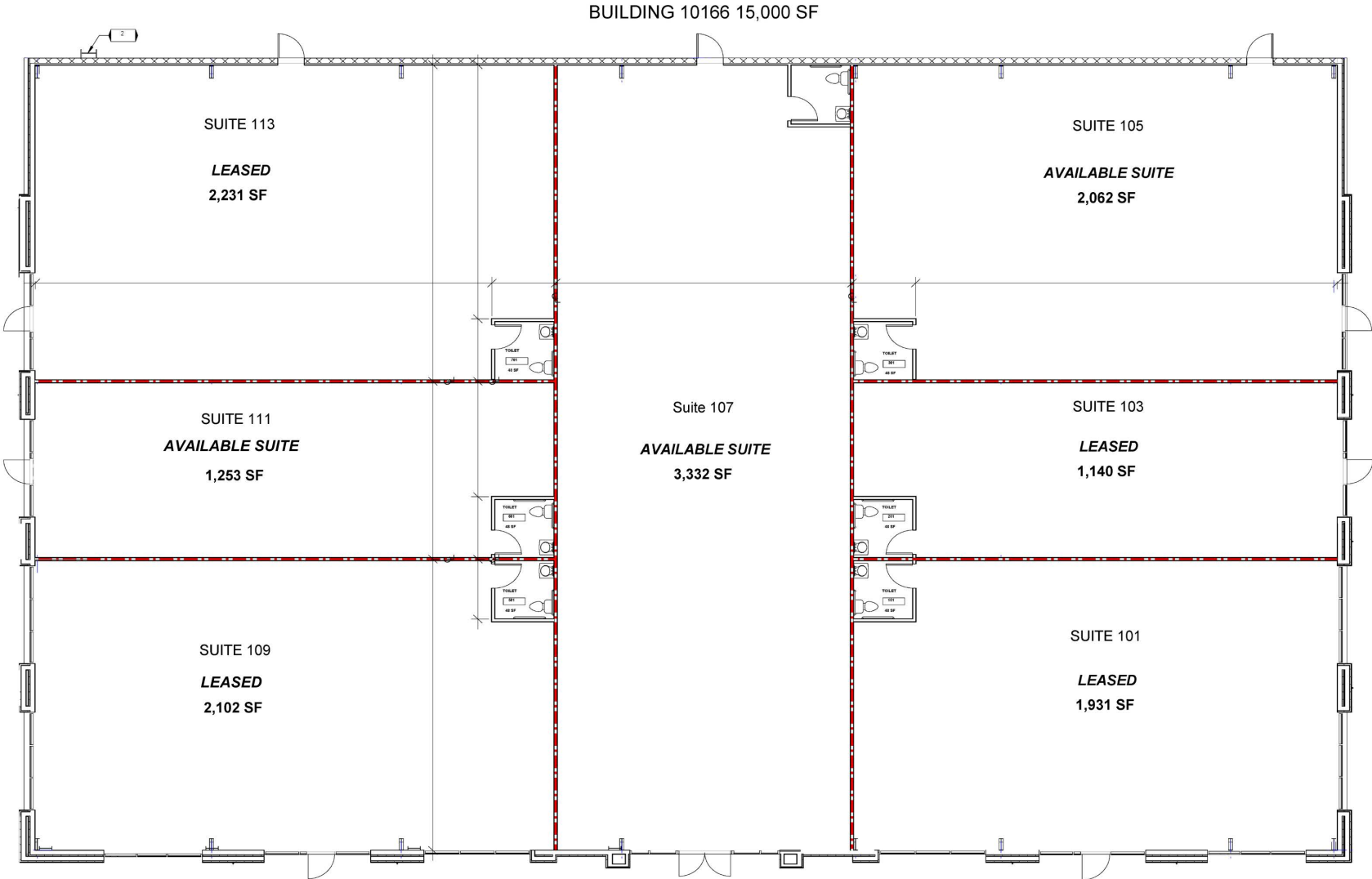
GLA	10,000
YEAR BUILT	2023
BUILDING CLASS	B



THE SPACE

GLA	15,000
YEAR BUILT	2023
BUILDING CLASS	B

10166 Dallas Acworth Highway, Dallas, GA, 30132



Patio Space approx 20X15

DALLAS ACWORTH HIGHWAY





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	536	13,614	31,712
2010 Population	991	23,383	54,806
2023 Population	1,380	31,003	73,599
2028 Population	1,452	32,258	78,532
2023 African American	289	8,602	20,100
2023 American Indian	4	103	280
2023 Asian	13	334	861
2023 Hispanic	128	2,646	6,330
2023 Other Race	55	1,117	2,515
2023 White	911	18,406	44,004
2023 Multiracial	106	2,416	5,764
2023-2028: Population: Growth Rate	5.10 %	4.00 %	6.55 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	14	718	1,173
\$15,000-\$24,999	38	1,046	1,799
\$25,000-\$34,999	34	800	1,575
\$35,000-\$49,999	35	892	1,548
\$50,000-\$74,999	40	1,797	3,918
\$75,000-\$99,999	42	1,502	3,592
\$100,000-\$149,999	67	2,865	7,601
\$150,000-\$199,999	30	777	2,336
\$200,000 or greater	33	657	1,667
Median HH Income	\$77,547	\$78,566	\$91,556
Average HH Income	\$104,909	\$96,396	\$105,798

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	169	5,311	11,624
2010 Total Households	254	8,519	19,001
2023 Total Households	333	11,055	25,209
2028 Total Households	346	11,543	27,038
2023 Average Household Size	3.93	2.76	2.89
2000 Owner Occupied Housing	117	3,671	8,870
2000 Renter Occupied Housing	48	1,335	2,170
2023 Owner Occupied Housing	265	7,418	19,015
2023 Renter Occupied Housing	68	3,637	6,194
2023 Vacant Housing	16	399	913
2023 Total Housing	349	11,454	26,122
2028 Owner Occupied Housing	281	8,039	20,990
2028 Renter Occupied Housing	64	3,504	6,049
2028 Vacant Housing	18	463	1,045
2028 Total Housing	364	12,006	28,083
2023-2028: Households: Growth Rate	3.85 %	4.35 %	7.05 %

Source: esri

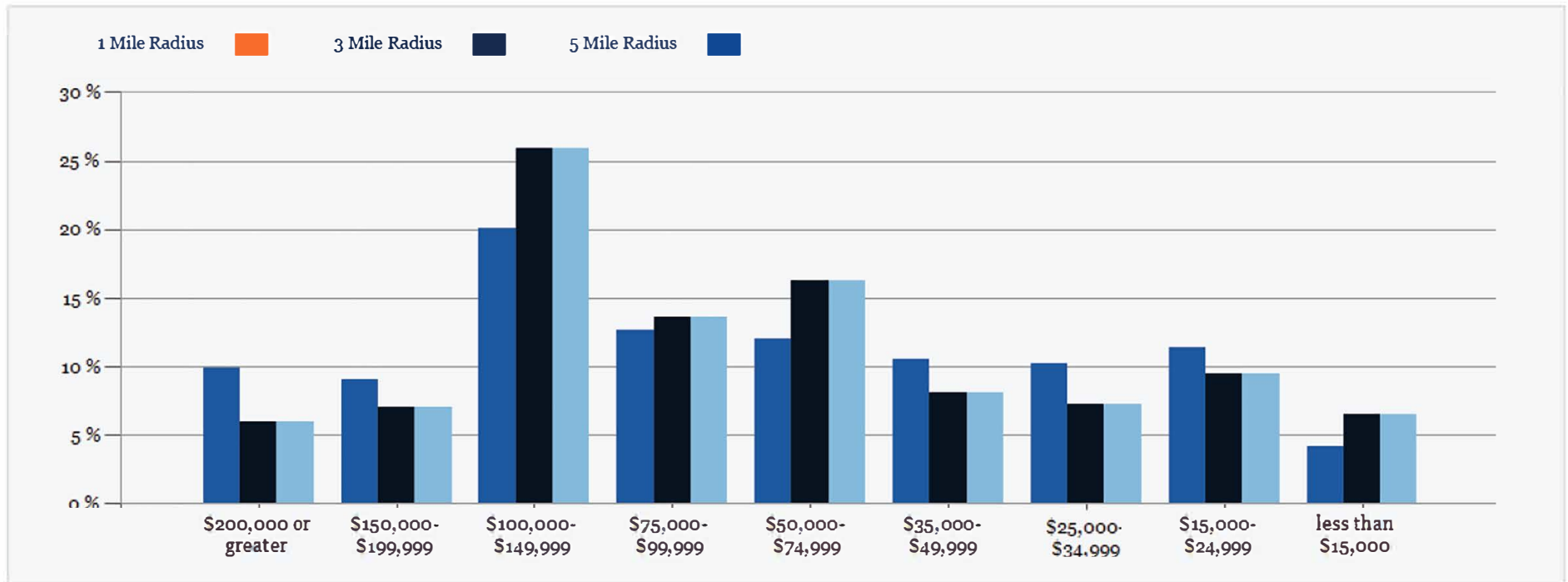
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	114	2,350	5,615
2023 Population Age 35-39	115	2,267	5,372
2023 Population Age 40-44	111	2,268	5,363
2023 Population Age 45-49	94	2,021	4,927
2023 Population Age 50-54	85	2,040	4,967
2023 Population Age 55-59	74	1,772	4,315
2023 Population Age 60-64	61	1,547	3,831
2023 Population Age 65-69	46	1,210	3,024
2023 Population Age 70-74	38	1,058	2,428
2023 Population Age 75-79	24	699	1,544
2023 Population Age 80-84	14	382	834
2023 Population Age 85+	9	317	671
2023 Population Age 18+	1,018	23,126	54,811
2023 Median Age	34	35	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,851	\$82,978	\$95,850
Average Household Income 25-34	\$99,924	\$96,470	\$105,355
Median Household Income 35-44	\$95,333	\$93,198	\$103,660
Average Household Income 35-44	\$119,754	\$109,131	\$118,008
Median Household Income 45-54	\$94,821	\$94,608	\$104,465
Average Household Income 45-54	\$120,994	\$113,287	\$122,527
Median Household Income 55-64	\$83,903	\$80,381	\$93,169
Average Household Income 55-64	\$111,706	\$98,586	\$107,878
Median Household Income 65-74	\$51,829	\$57,210	\$67,659
Average Household Income 65-74	\$88,346	\$83,251	\$89,780
Average Household Income 75+	\$55,534	\$52,462	\$58,984

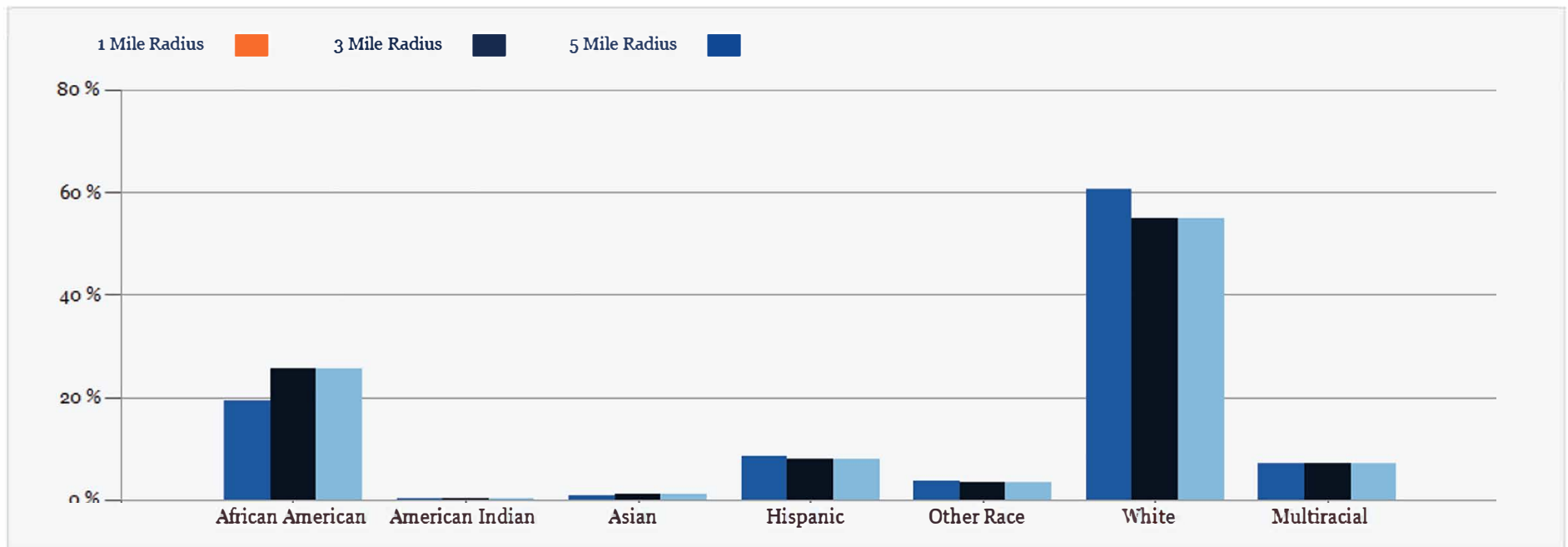
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	137	2,587	6,469
2028 Population Age 35-39	124	2,410	6,155
2028 Population Age 40-44	110	2,172	5,318
2028 Population Age 45-49	99	2,117	5,106
2028 Population Age 50-54	80	1,866	4,643
2028 Population Age 55-59	70	1,850	4,598
2028 Population Age 60-64	61	1,603	3,985
2028 Population Age 65-69	49	1,360	3,473
2028 Population Age 70-74	34	1,011	2,598
2028 Population Age 75-79	26	818	1,960
2028 Population Age 80-84	16	515	1,188
2028 Population Age 85+	10	363	825
2028 Population Age 18+	1,058	24,030	58,595
2028 Median Age	33	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,933	\$96,027	\$103,555
Average Household Income 25-34	\$116,676	\$109,805	\$117,947
Median Household Income 35-44	\$113,547	\$104,072	\$109,445
Average Household Income 35-44	\$142,871	\$124,379	\$132,231
Median Household Income 45-54	\$107,728	\$103,548	\$109,300
Average Household Income 45-54	\$139,360	\$126,242	\$134,048
Median Household Income 55-64	\$107,032	\$96,678	\$103,743
Average Household Income 55-64	\$132,309	\$113,116	\$122,445
Median Household Income 65-74	\$63,800	\$75,293	\$83,442
Average Household Income 65-74	\$104,370	\$99,081	\$106,643
Average Household Income 75+	\$64,849	\$65,481	\$73,474

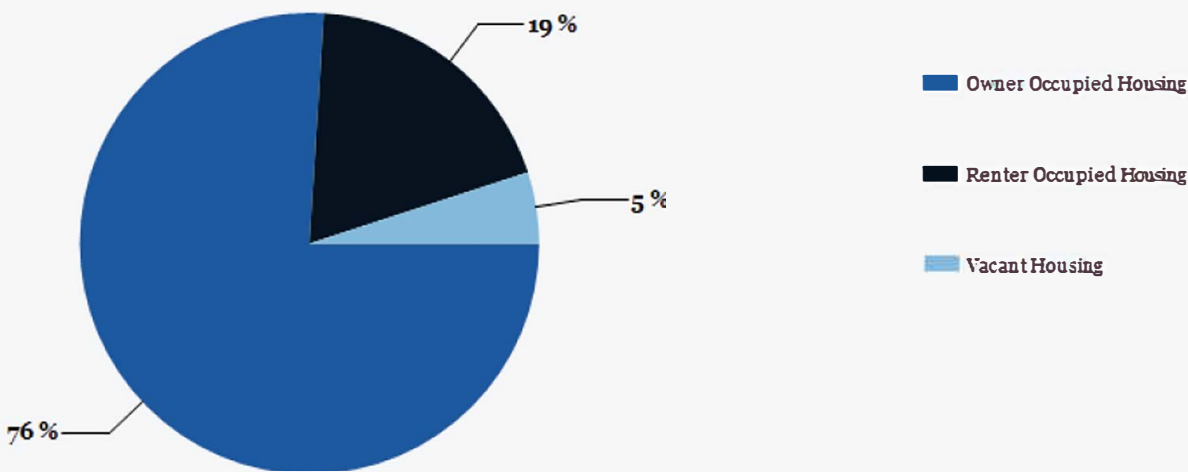
2023 Household Income



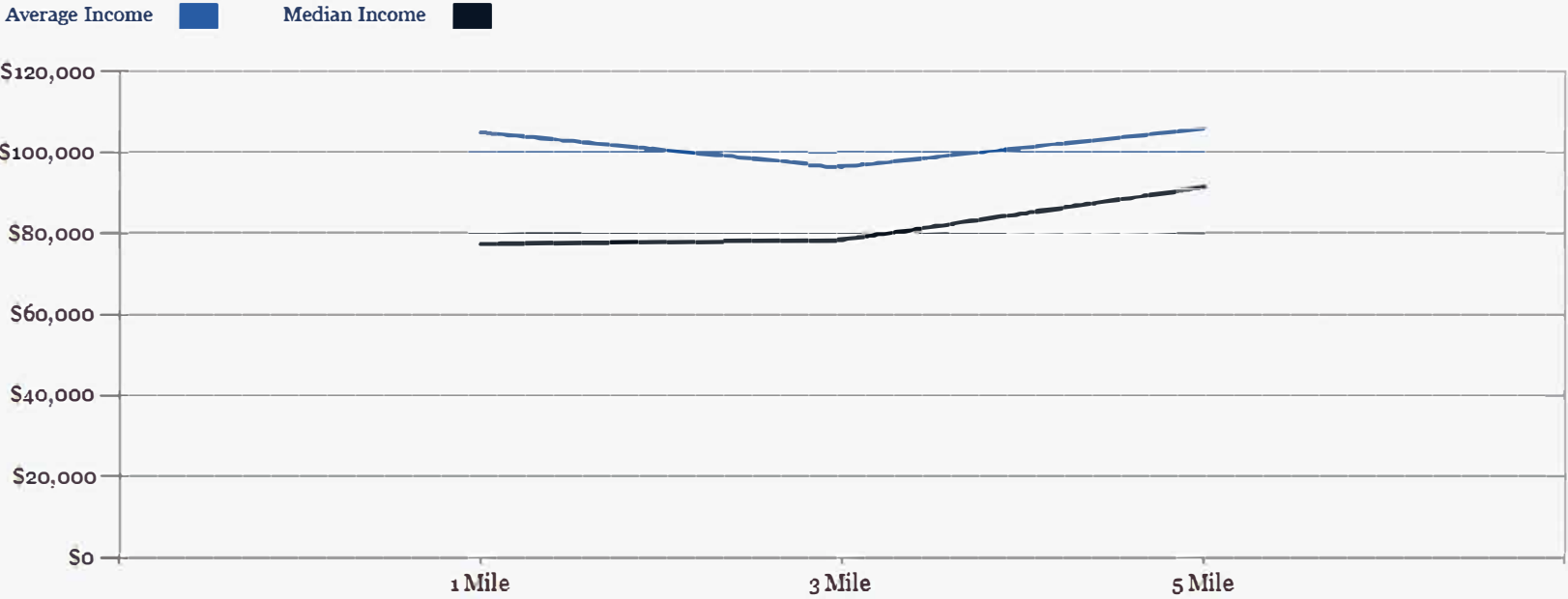
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Town Creek Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sever Consulting and Management Group and it should not be made available to any other person or entity without the written consent of Sever Consulting and Management Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sever Consulting and Management Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sever Consulting and Management Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sever Consulting and Management Group has not verified, and will not verify, any of the information contained herein, nor has Sever Consulting and Management Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Debra Sever

Broker

(678) 849-6884

Debra@severcmg.com

