

HIRAM CROSSING

4272 Jimmy Lee Smith Parkway, Hiram, GA 30141



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	34,707 SF
Available SF:	2,750 SF

PROPERTY OVERVIEW

Hiram Crossing is located at the corner of Jimmy Lee Smith Pkwy (Hwy 278) and Hwy 92, a shadow center to Wal Mart. The outparcels are McDonalds and Chick Fil A. This center has great co tenants and is in a thriving part of Hiram.

SPACES	LEASE RATE			SPACE SIZE		
2218-G	Negotiable			2,750 SF		
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES			
Total Households	952	25,927	100,550			
Total Population	2,614	73,598	294,174			
Average HH Income	\$64,081	\$69,957	\$77,603			

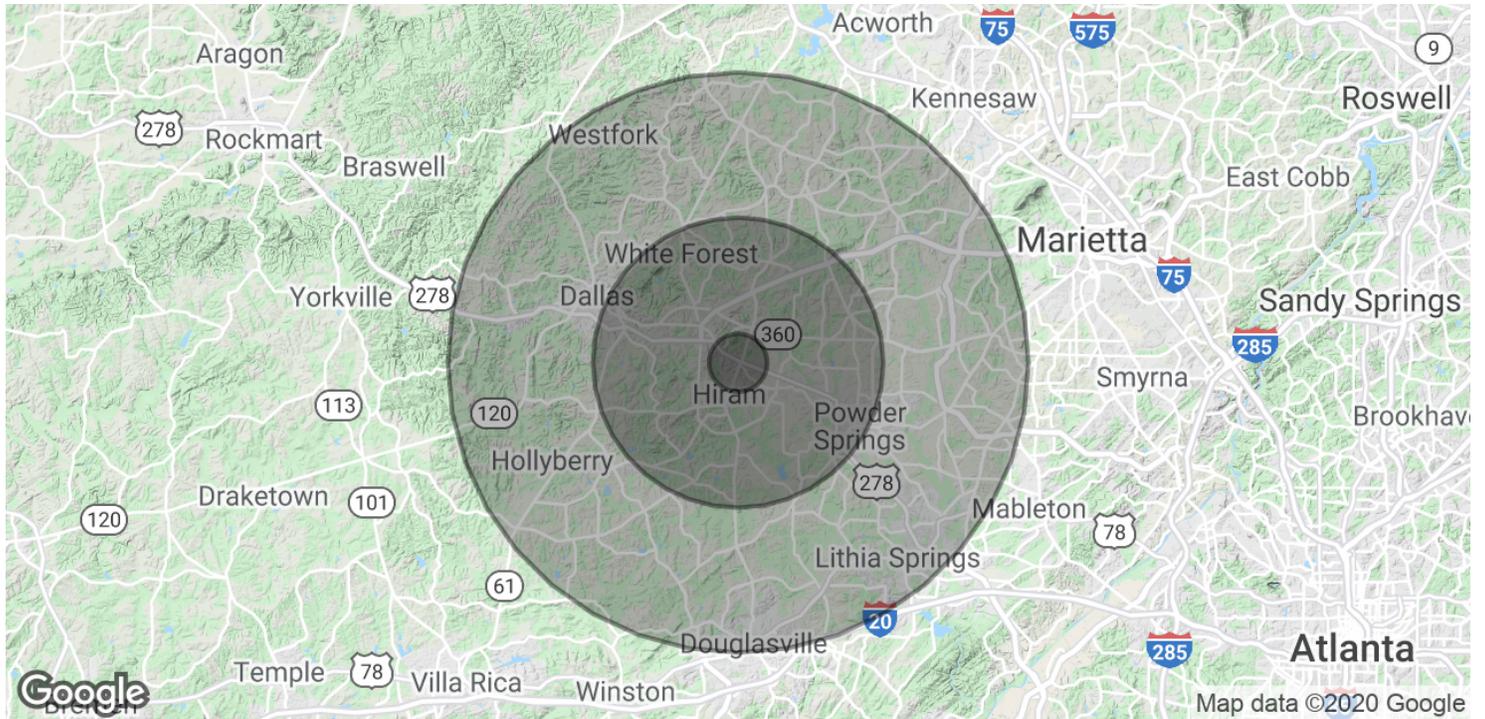
AUSTIN SUMNER PROPERTIES

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,614	73,598	294,174
Average age	33.3	34.5	35.0
Average age (Male)	32.8	34.1	34.1
Average age (Female)	32.5	35.0	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	952	25,927	100,550
# of persons per HH	2.7	2.8	2.9
Average HH income	\$64,081	\$69,957	\$77,603
Average house value	\$166,556	\$184,367	\$225,078

* Demographic data derived from 2010 US Census

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LEGEND

Available

Leased

LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 2,750 SF

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2212	Velox Insurance	1,200 SF	NNN	Negotiable	-
2213-C	Lizbeth Hair Salon	1,500 SF	NNN	Negotiable	-
2214-B	Subway	1,500 SF	NNN	Negotiable	-
2216 - A-E	AT&T	3,722 SF	NNN	Negotiable	-
2216-F	Rainbow Shop	9,840 SF	NNN	Negotiable	-
2217	Asian Express	2,750 SF	NNN	Negotiable	-
2218-G	Available	2,750 SF	NNN	Negotiable	-
2219 - D	Doctor Diet	2,975 SF	NNN	Negotiable	-
2220-H	Aaron Rents	8,470 SF	NNN	Negotiable	-

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