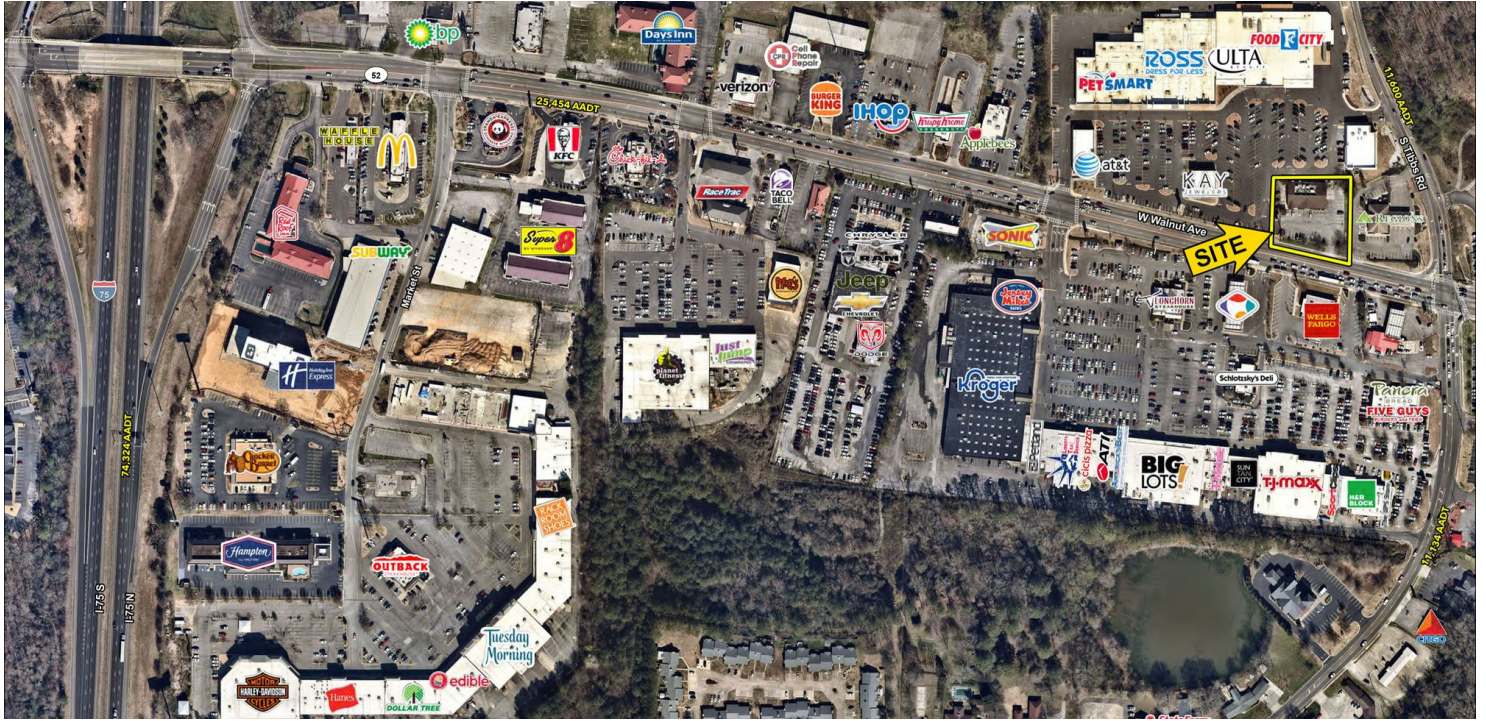


# MULTI-TENANT OUTPARCEL AVAILABLE

1302 W. Walnut Avenue, Dalton, GA 30720

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Site is located in the central retail corridor of Dalton, GA; 90 miles north of metro Atlanta



## PROPERTY HIGHLIGHTS

- Available: 2,496 SF & 3,503 SF
- Drive-thru available
- Area retailers include: Food City, ULTA, Ross, PetSmart, Walmart Supercenter, Kroger, T.J. Maxx, The Home Depot, Kohl's, Academy Sports & Walgreens
- Strong visibility from Walnut Ave & Tibbs Rd
- GA DOT Traffic Counts: I-75-25,500 AADT / Walnut Ave-25,500 AADT

## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population Density	35,678	63,634	80,290
Average HH Income	\$60,942	\$62,627	\$62,616
Daytime Population	43,487	78,384	93,056

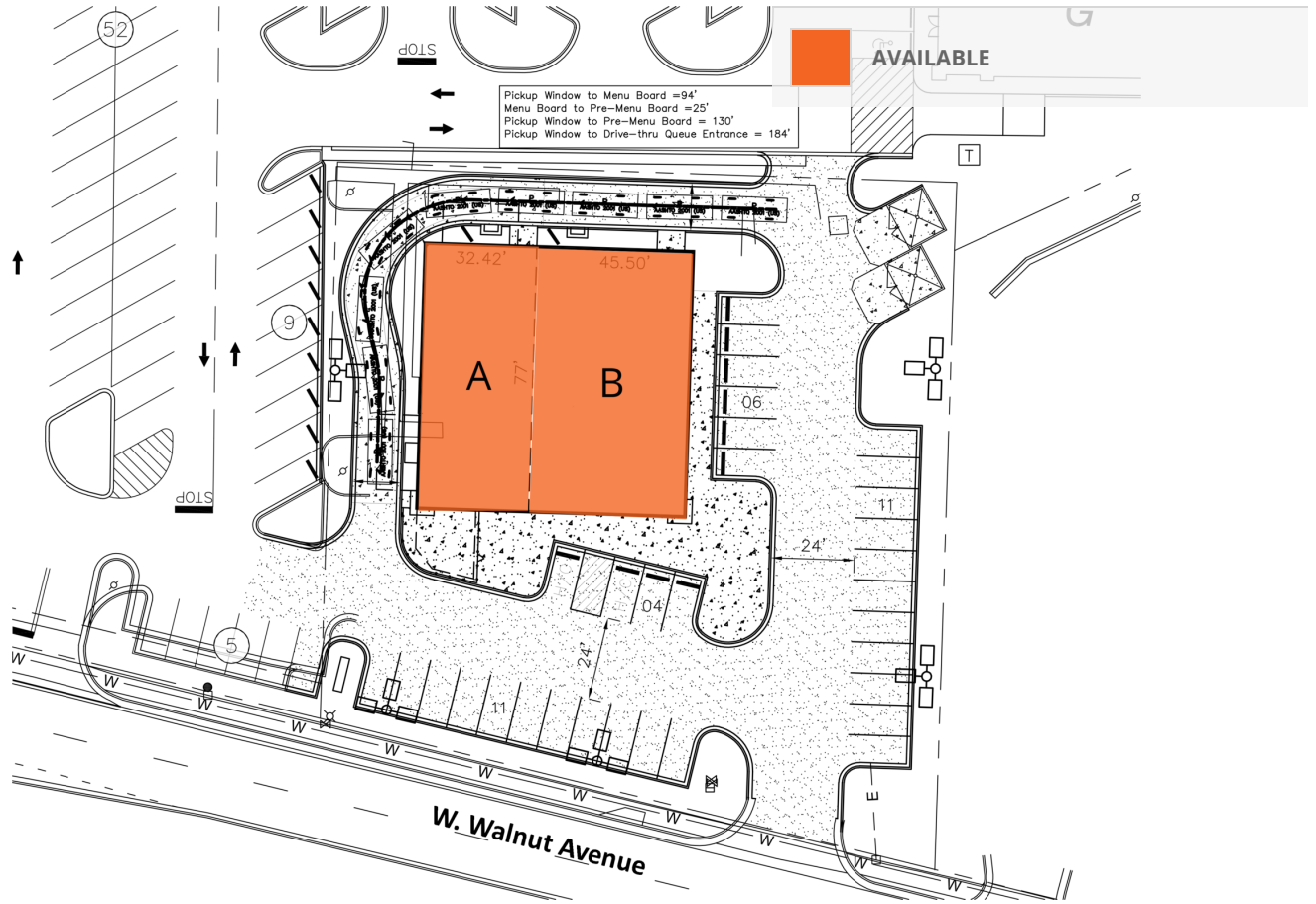
## EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

# MULTI-TENANT OUTPARCEL AVAILABLE

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	2,496 SF
B	Available	3,503 SF

### EXCLUSIVE AGENT(S)

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# Dalton

## Retail Aerial

March 2021

TSCG

