

PAULDING PAVILION

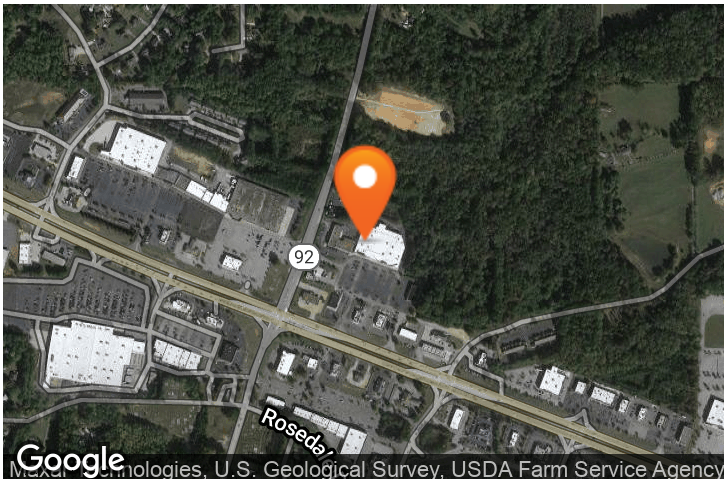
4471 Jimmy Lee Smith Parkway, Hiram, GA 30141

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Center is located at the main intersection in the heart of Hiram's retail corridor



PROPERTY HIGHLIGHTS

- Available: 1,400 SF
- Co-tenants: Bargain Hunt & Big Air Trampoline Park--NOW OPEN!
- GLA: 78,346 SF
- Abundance of parking with signalized access
- GA DOT Traffic Counts: Jimmy Lee Smith Pkwy-35,700/GA Hwy 92-16,000

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population Density	26,432	85,549	336,156
Average HH Income (\$)	72,439	83,155	88,882
Daytime Population	27,147	66,183	248,348

EXCLUSIVE AGENT(S)

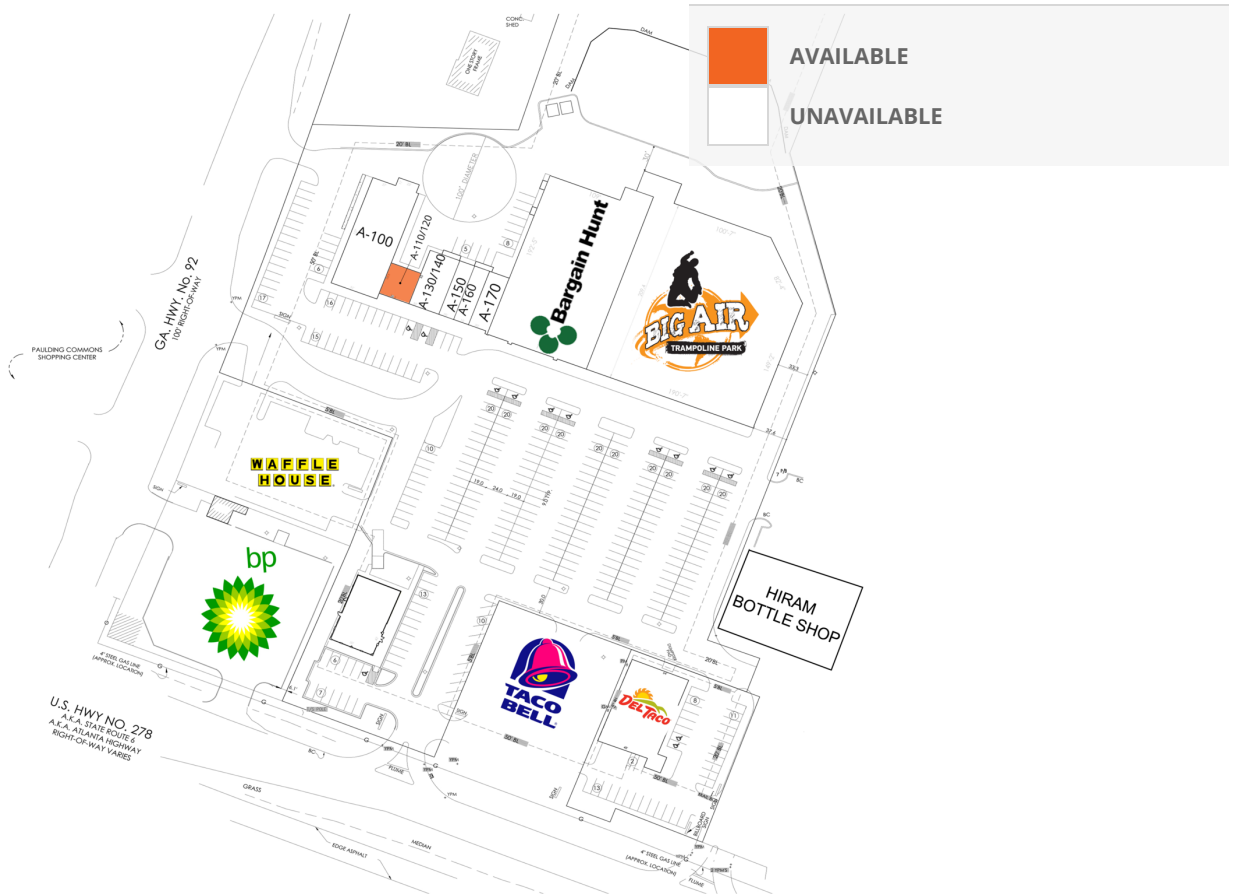
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
Anchor 1	Bargain Hunt	21,340 SF
Anchor 2	Big Air Trampoline Park	39,169 SF
Building D	America's Best Contacts & Eyeglasses	4,000 SF
A-100	Wild Crab Seafood Restaurant	6,587 SF
A-110/120	Available	1,400 SF
A-130/140	First Franklin Financial	2,275 SF
A-150	Level Up Salon	1,300 SF
A-160	Ciggy's	975 SF
A-170	Dollar Finance	1,300 SF

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