

FOR
LEASE

PAULDING PAVILION

4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141






100% LEASED

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Jimmy Lee Smith Pkwy and Hiram-Acworth Rd on the main retail corridor serving Hiram, GA
- Multiple access points, ample parking, and high volume visibility with 39,400 VPD on Jimmy Lee Smith Pkwy
- Strong household incomes in the \$120,000 range within 5 miles
- Stable and diverse mix of tenants including entertainment and service providers



AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
 POPULATION	2,523	32,558	91,181
 HOUSEHOLDS	993	11,979	32,120
 AVG HH INCOME	\$115,438	\$104,526	\$121,915

Ackerman Retail

SUZANNE SHANK

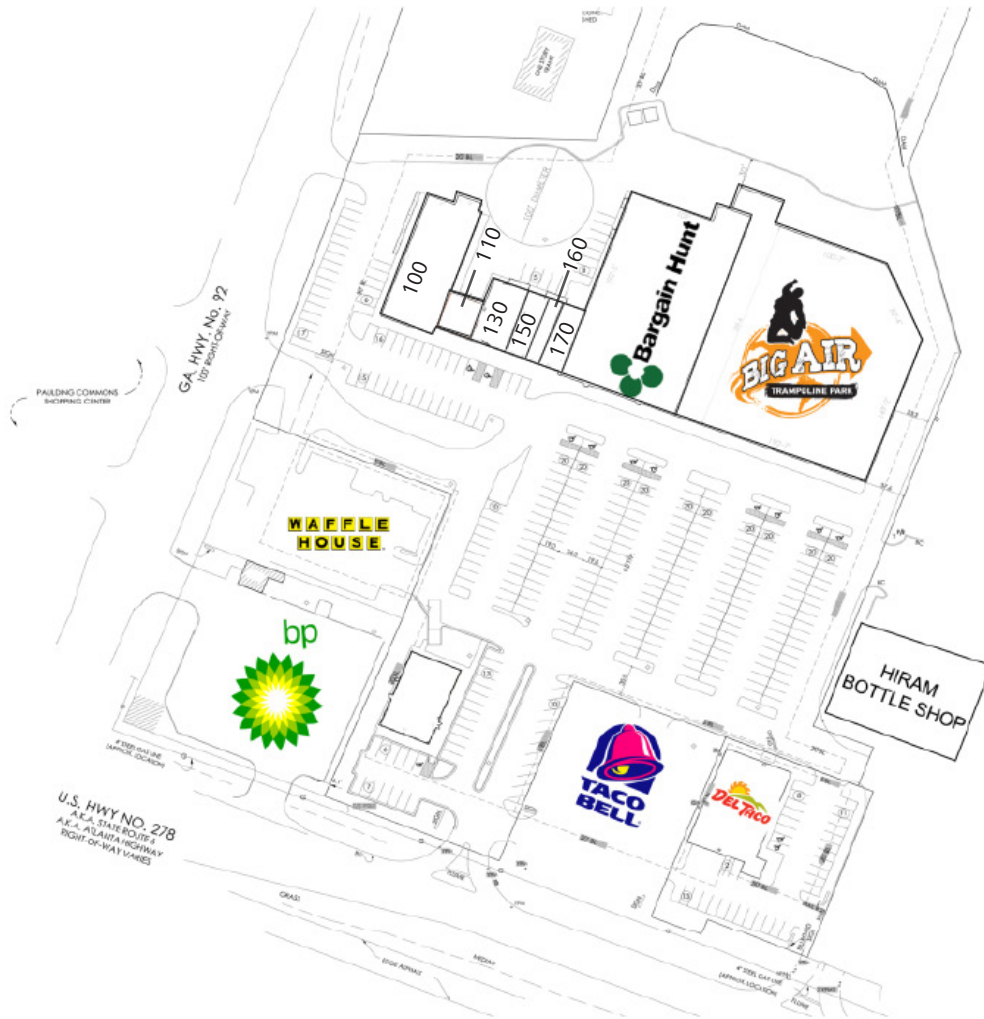
P: 770.913.3943

E: sshank@ackermanco.net

©2023 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT

PAULDING PAVILION

4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141



STE	TENANT	SIZE
A1	Bargain Hunt	21,340
A2	Big Air Trampoline Park	39,169
Pad D	America's Best Eyeglasses	4,000
100	Wild Crab Cafe	6,587
110	Jah's International Tropical Market	1,400
130	1st Franklin Financial	2,275
150	Nex Level Barber Shop	1,300
160	Ciggy's	975
170	Dollar Finance	1,300

Ackerman Retail

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

©2023 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT

PAULDING PAVILION

4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141



Ackerman Retail

SUZANNE SHANK

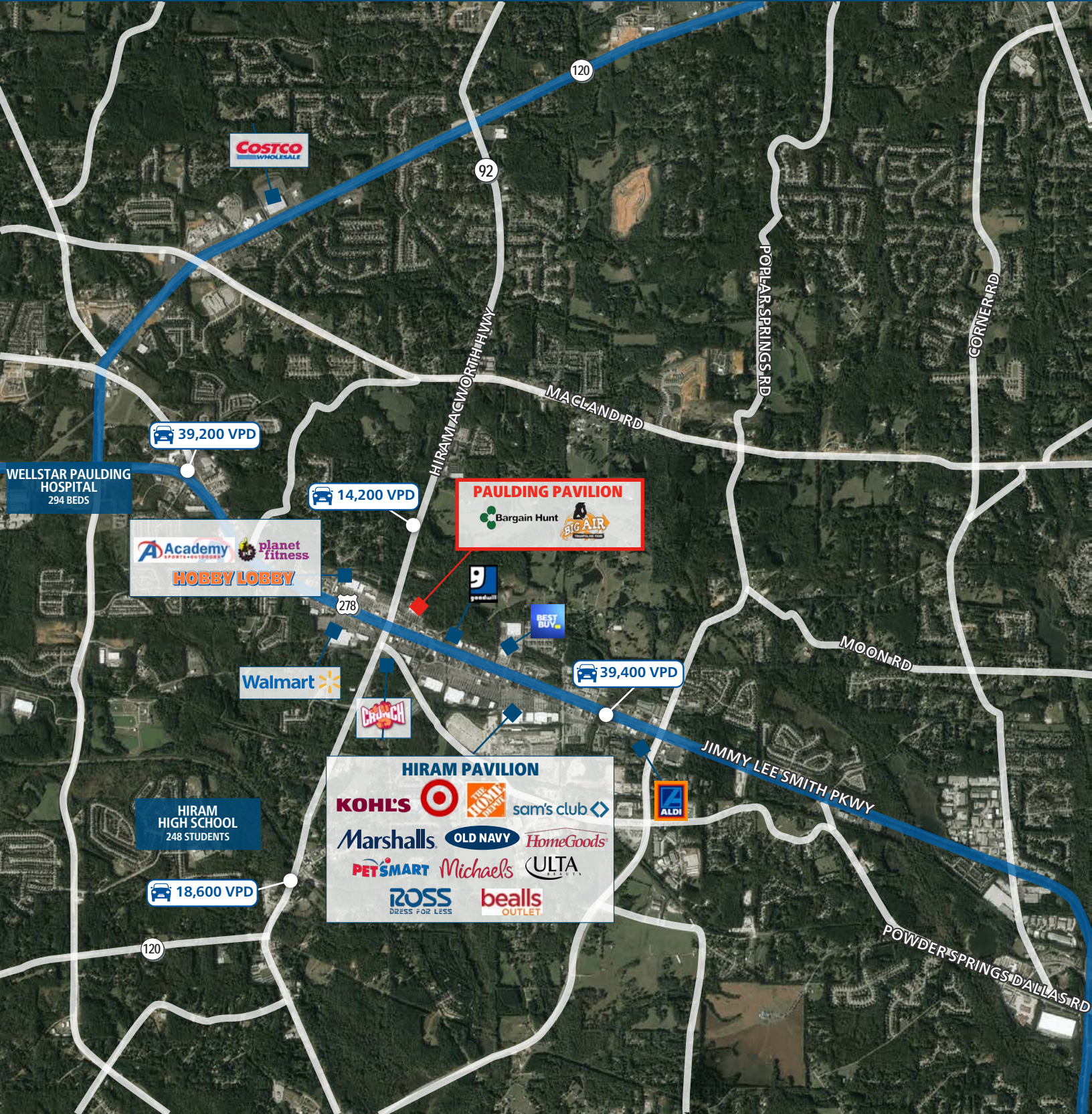
P: 770.913.3943

E: sshank@ackermanco.net

©2023 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT

PAULDING PAVILION

4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141



Ackerman Retail

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

©2023 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT