

HIRAM PAVILION

5220 JIMMY LEE SMITH PKWY, HIRAM, GEORGIA 30141



- High profile center in the center of Hiram's retail corridor, one of the best retail markets in Atlanta , with multiple high quality anchors bringing daily shoppers to the center
- **ANCHORS:** Target, Kohl's, Marshall's, ULTA, Old Navy, HomeGoods, Michaels, PetSmart, Ross and Five Below
- **NATIONAL RETAILERS:** Bath & Body Works, Rack Room Shoes, Boot Barn, Sally Beauty, Hibbett Sports, Pacific Dental, Great Clips, Buffalo Wild Wings
- **GLA:** 362,647 SF

POPULATION	MED HH INCOME	TRAFFIC
96,833	\$111,506	35,700 VPD

*5 MILE RADIUS | SITES USA | GDOT



SITE PLAN



01	Ross Dress for Less	30,187
02	Bath & Body Works	3,200
03	The UPS Store	1,900
04	H&R Block	2,500
05	Miniso	5,000
06	Kohl's	86,584
07	Sally Beauty Supply	1,500
08	HomeGoods	18,068
09	Shoe Station	20,799
10	ULTA	12,000
11	Nail Salon	1,200
12	Hibbett Sporting Goods	5,000
13	Rack Room Shoes	8,000
14	PetSmart	15,339
15	Michaels	23,828
16	Marshall's	30,000
17	Five Below	14,337
18	Old Navy	13,890
19	Boot Barn	10,029
20	Dollar Tree	10,000
21	Cheddar's Scratch Kitchen	7,000
22	Blue Taki Japanese Restaurant	4,737
23	Tequila Mexican Restaurant	4,000
24	Juicy Crab	5,000
25	Mattress Firm	4,000
26	Fantastic Sams	1,400
27	Allure Nail Spa	2,800
28	Xfinity	2,300
29	North Georgia Orthodontics	2,400
30	The Joint Chiropractic	1,600
31	Pacific Dental	2,800
32	Chase Bank	3,750
33	GameStop	1,800
34	Great Clips	1,200
35	Crumbl	2,100
36	Pacific Dental Services	2,400



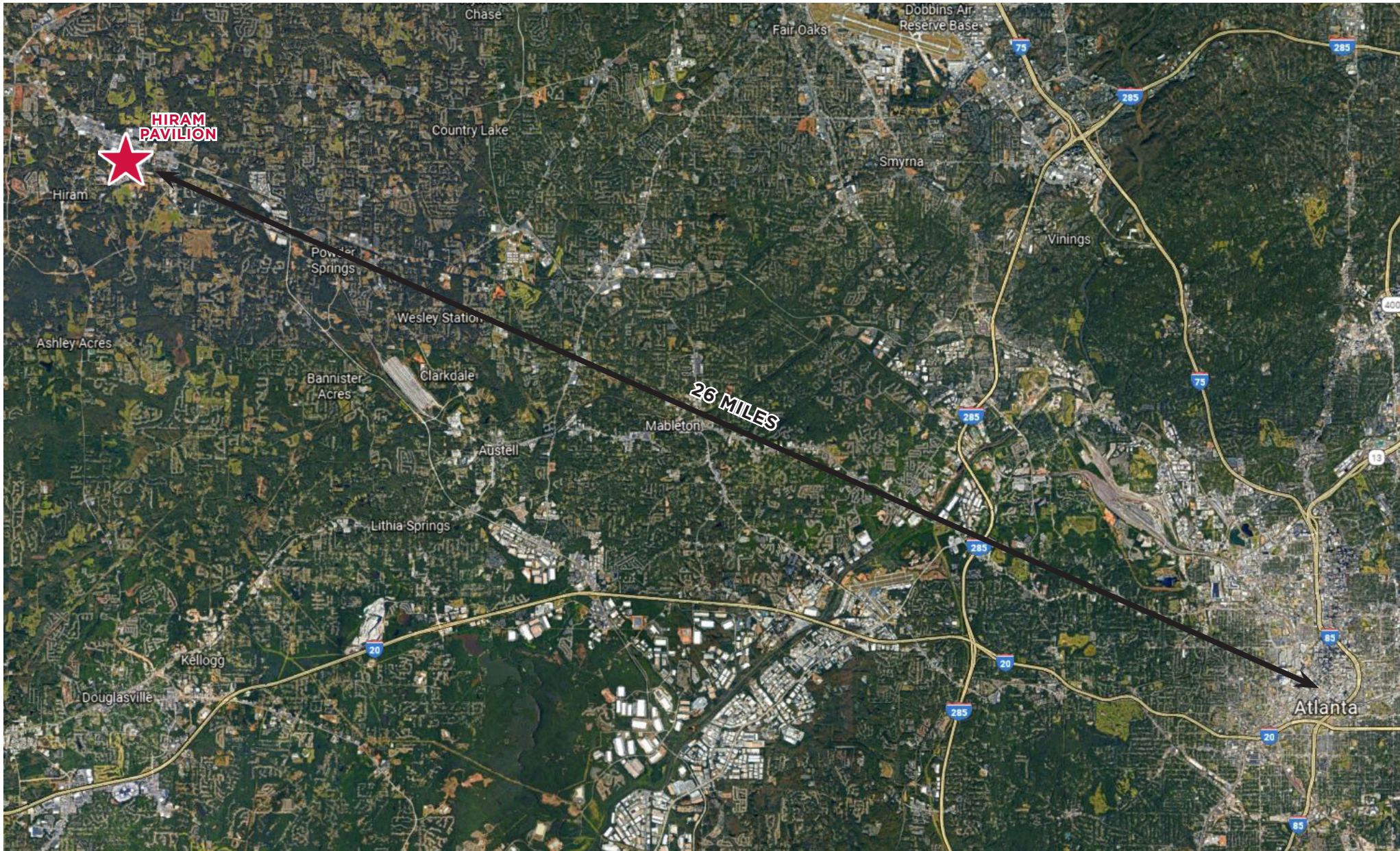


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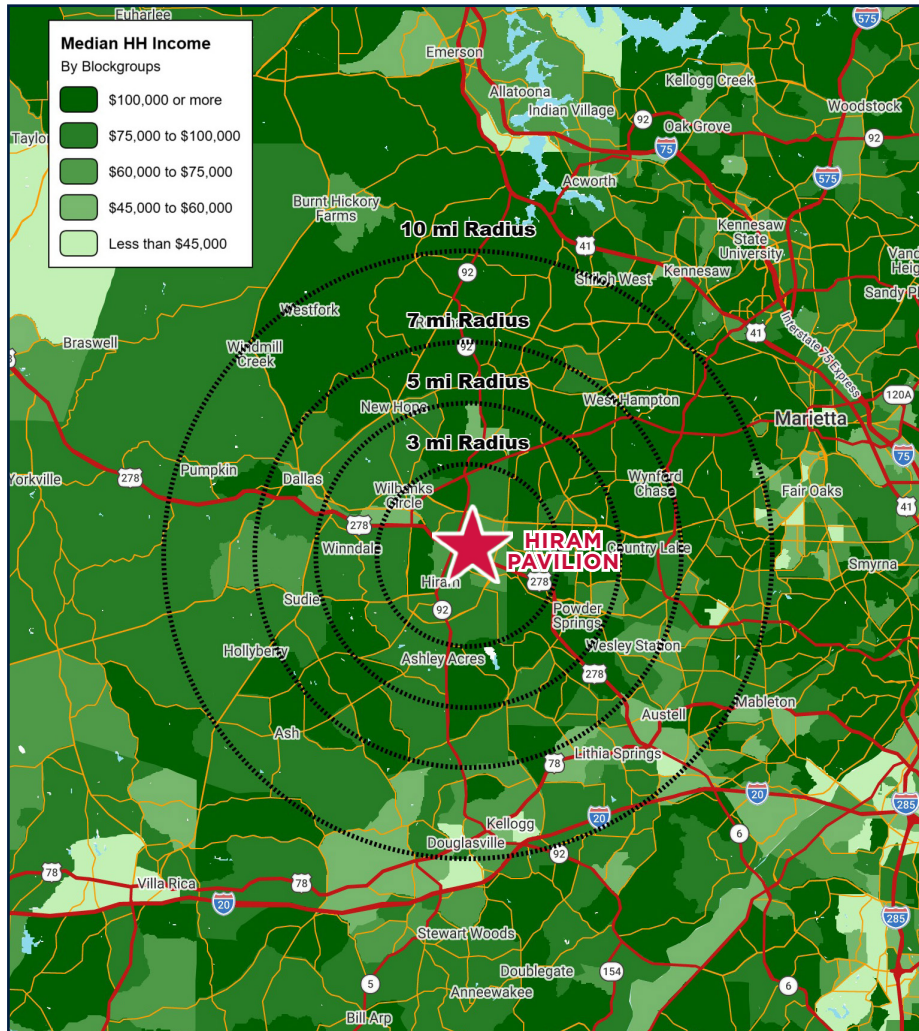


ATLANTA MARKET AERIAL





DEMOGRAPHICS



5220 Jimmy Lee Smith Pkwy Hiram, GA 30141

3 mi radius 5 mi radius 7 mi radius 10 mi radius

Population

2026 Estimated Population	32,562	96,833	193,394	387,941
2031 Projected Population	35,167	103,387	205,698	407,785
2020 Census Population	29,428	90,261	182,681	364,472
2010 Census Population	23,561	77,440	159,375	319,317
Projected Annual Growth 2026 to 2031	1.6%	1.4%	1.3%	1.0%
Historical Annual Growth 2010 to 2026	2.4%	1.6%	1.3%	1.3%

Households

2026 Estimated Households	12,213	35,369	68,379	137,433
2031 Projected Households	13,460	38,424	73,874	146,375
2020 Census Households	10,497	31,263	61,562	124,425
2010 Census Households	8,414	26,674	53,734	108,862
Projected Annual Growth 2026 to 2031	2.0%	1.7%	1.6%	1.3%
Historical Annual Growth 2010 to 2026	2.8%	2.0%	1.7%	1.6%

Age

2026 Est. Population Under 10 Years	12.5%	11.9%	11.9%	12.1%
2026 Est. Population 10 to 19 Years	14.0%	14.5%	14.9%	14.7%
2026 Est. Population 20 to 29 Years	12.4%	11.9%	11.7%	11.9%
2026 Est. Population 30 to 44 Years	21.0%	19.8%	20.0%	20.6%
2026 Est. Population 45 to 59 Years	20.4%	21.3%	21.4%	21.0%
2026 Est. Population 60 to 74 Years	14.2%	15.0%	14.9%	14.5%
2026 Est. Population 75 Years or Over	5.4%	5.6%	5.2%	5.3%
2026 Est. Median Age	37.3	38.3	38.1	37.8

Marital Status & Gender

2026 Est. Male Population	46.5%	47.5%	48.1%	48.3%
2026 Est. Female Population	53.5%	52.5%	51.9%	51.7%
2026 Est. Never Married	32.2%	31.1%	31.1%	32.6%
2026 Est. Now Married	46.1%	49.6%	50.0%	48.8%
2026 Est. Separated or Divorced	16.9%	14.3%	14.0%	13.9%
2026 Est. Widowed	4.8%	5.0%	4.9%	4.7%

Income

2026 Est. HH Income \$200,000 or More	13.7%	15.8%	16.1%	17.2%
2026 Est. HH Income \$150,000 to \$199,999	14.6%	14.5%	14.6%	13.9%
2026 Est. HH Income \$100,000 to \$149,999	19.0%	22.8%	24.1%	21.5%
2026 Est. HH Income \$75,000 to \$99,999	15.4%	14.2%	13.9%	14.5%
2026 Est. HH Income \$50,000 to \$74,999	19.4%	14.6%	13.8%	14.2%
2026 Est. HH Income \$35,000 to \$49,999	7.2%	7.1%	6.9%	6.9%
2026 Est. HH Income \$25,000 to \$34,999	3.8%	3.6%	3.4%	3.6%
2026 Est. HH Income \$15,000 to \$24,999	2.5%	2.6%	2.7%	2.8%
2026 Est. HH Income Under \$15,000	4.5%	4.8%	4.6%	5.3%
2026 Est. Average Household Income	\$128,494	\$137,988	\$137,618	\$138,805
2026 Est. Median Household Income	\$103,499	\$111,506	\$114,570	\$113,961
2026 Est. Per Capita Income	\$48,198	\$50,406	\$48,678	\$49,205