



retail specialists

Your Retail Real Estate Experts

Hiram Pavilion Outparcel

4790 Jimmy Lee Smith Pkwy

Hiram, GA 30141



FOR LEASE

Property Highlights

- 7,000 SF former restaurant available for lease or ground lease
- Superior opportunity to locate in the heart Paulding County
- Located at Lighted intersection of Hwy 278-Jimmy Lee Smith Parkway and Hiram Pavilion
- Excellent street visibility and access
- Located at front entrance of Hiram Pavilion-a 600,000 SF power center with 12 national anchors
- Join Longhorn, Chili's, Wendy's, Starbucks, Buffalo Wild Wings, Truist Bank, Starbucks and Synovus Bank



SQ FT
7,000



TRAFFIC
39,900 VPD



ACCESS
Highway

Demographics

3 mile

5 mile

7 mile

	3 mile	5 mile	7 mile
Population	33,421	94,397	187,636
Households	11,825	33,443	63,816
Growth (5 Yr.)	9.91%	9.36%	9.26%
Med HH Income	\$85,324	\$90,247	\$92,610

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Market Aerial



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Site Plan



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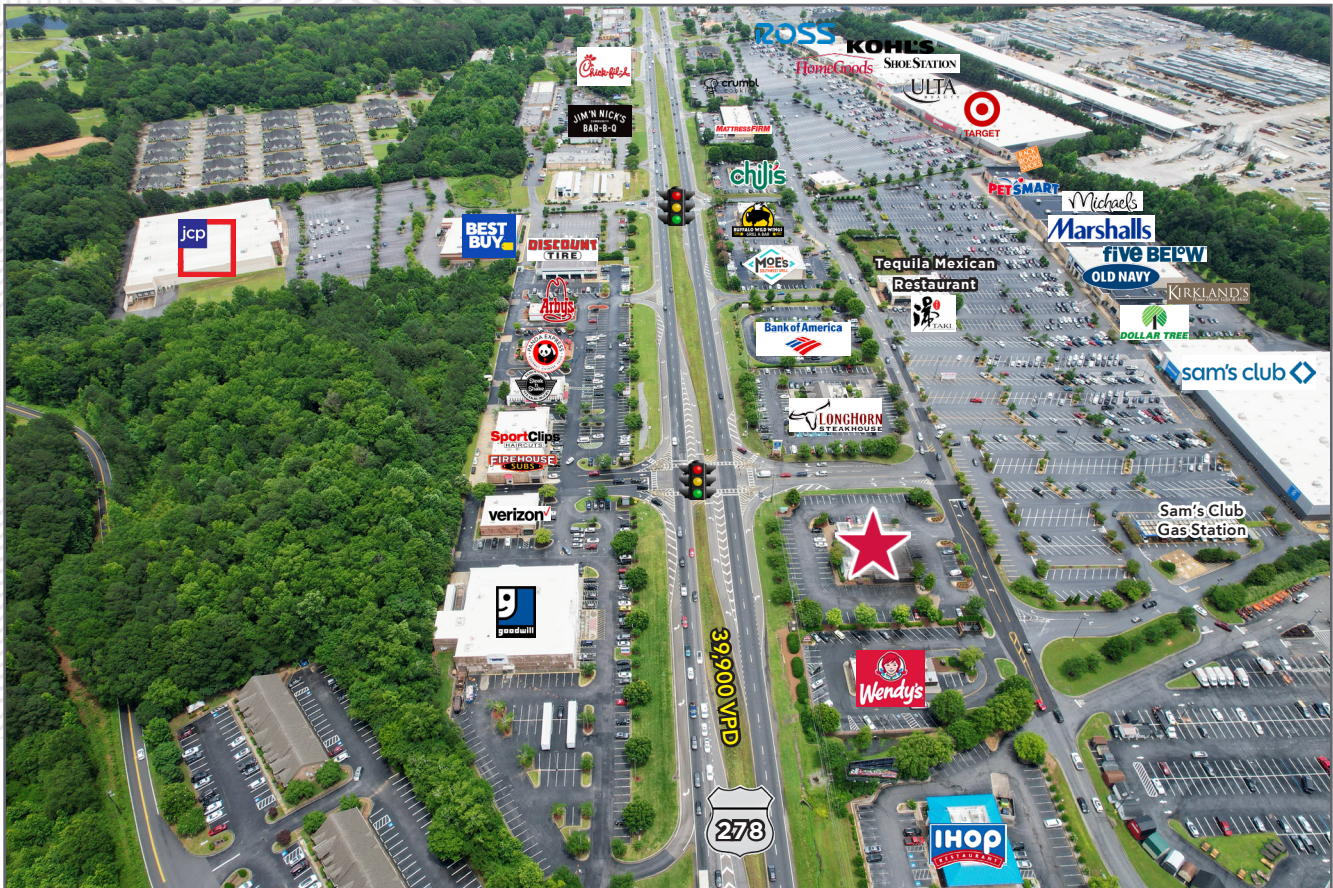


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Additional Photos



Highlights



High Area Growth
Rate



Premium Co-Tenancy



Regional Retail Node



Affluent Location

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