



# Former Texas Roadhouse

140 Depot Drive Hiram, GA 30141



## FOR LEASE

### Property Highlights

- +/-6,744 SF former Texas Roadhouse on 2.12 acres available for lease
- Located in the heart of Hiram’s retail hub
- Great visibility and access
- Several points of ingress/egress
- Surrounded by national big box tenants- Walmart, Home Depot, Sam’s Club, Target, Academy, JC Penney
- Located on its own outparcel next to Paulding Exchange Shopping Center



SQ FT  
+/-6,744



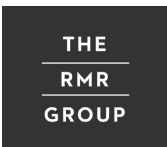
TRAFFIC  
39,900 VPD



ACCESS  
Highway

Demographics	3 mile	5 mile	7 mile
Population	33,006	93,601	186,382
Households	11,866	33,232	63,423
Growth (5 Year)	10.18%	9.42%	9.30%
Med HH Income	\$82,930	\$89,650	\$92,688

IN COOPERATION WITH:



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retail specialists

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## Market Aerial



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