

2ND GENERATION RESTAURANT SPACE FOR LEASE

3736 Atlanta Highway, Suite E | Hiram, GA 30141



**ATLANTA LEASING
& INVESTMENT**



**UNREAL
CAPITAL**

+/- 4,160 SF corner restaurant space
at Paulding Place Shopping Center



2nd Generation Restaurant Space for Lease

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at Paulding Place Shopping Center

LEASE RATE *please inquire*

NNN EXPENSES 2022 estimated at \$2.50 /SF

ADDRESS 3736 Atlanta Highway, Suite E
Hiram, GA 30141

SQUARE FEET 4,160 SF
(3,460 SF interior + 700 SF patio)

ZONING B-1, General business district

LEASE HIGHLIGHTS

- Rare opportunity to secure a 2nd generation, corner restaurant space on the highly sought after US 278 corridor
- +/- 200 parking spaces available on a first-come, first-served basis
- Highly visible monument signage directly on Hwy 278
- Outdoor seating possibilities
- Along strong retail corridor surrounded by an abundance of customers
- Incredible location at intersection of Atlanta Highway (SR 6) aka Hwy 278 and
- Charles Hardy Parkway (SR 120) with +/- 40,000 vehicles/day
- 5-mile radius demographics indicate \$79K median household income and 10% growth over the last 5 years

EXECUTIVE SUMMARY

Atlanta Leasing Investment and Unreal Capital are pleased to offer this +/- 4,160 SF 2nd Generation restaurant space (the "Premises") for lease at Paulding Place. Paulding Place is a 7-acre, 45,089 SF shopping center undergoing an extreme makeover in 2022 featuring new lighting, parking lot resurfacing, facade repainting, video camera monitoring, landscaping enhancements and improvement of the tenant mix.

Longtime anchor tenants include Farmer's Furniture and NAPA Auto Parts. Co-tenants include: 278 South Bar & Grill, OMG Minigolf Family Fun Center, Kokopelis and Uhaul...truly something for everyone!

DEMOGRAPHICS

Radius from Paulding Place	1-Mile	3-Mile	5-Mile
2026 Total Population	5,863	33,101	91,090
2021 Total Population	5,306	30,147	84,048
2010 Total Population	3,836	23,859	70,504
Annual Growth 2021 - 2026	2.02%	1.89%	1.62%
2026 Total Households	2,346	12,244	31,713
2021 Total Households	2,126	11,135	29,256
2010 Total Households	1,569	8,808	24,453
2021 Median Household Income	\$58,843	\$61,867	\$69,397
2021 Average Household Income	\$72,543	\$74,030	\$83,152

“ The city of Hiram has progressed into the major commercial corridor for Paulding county, one of the fastest growing counties in the United States. ”

-cityofhiramga.gov



Downtown Hiram



Dallas, GA Courthouse



Aerial View of 278 Corridor

3736 ATLANTA HIGHWAY, SUITE E, HIRAM GA 30141

▶ 404.348.4448

▶ AtlantaLeasing.com/UnrealPaulding



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AERIAL



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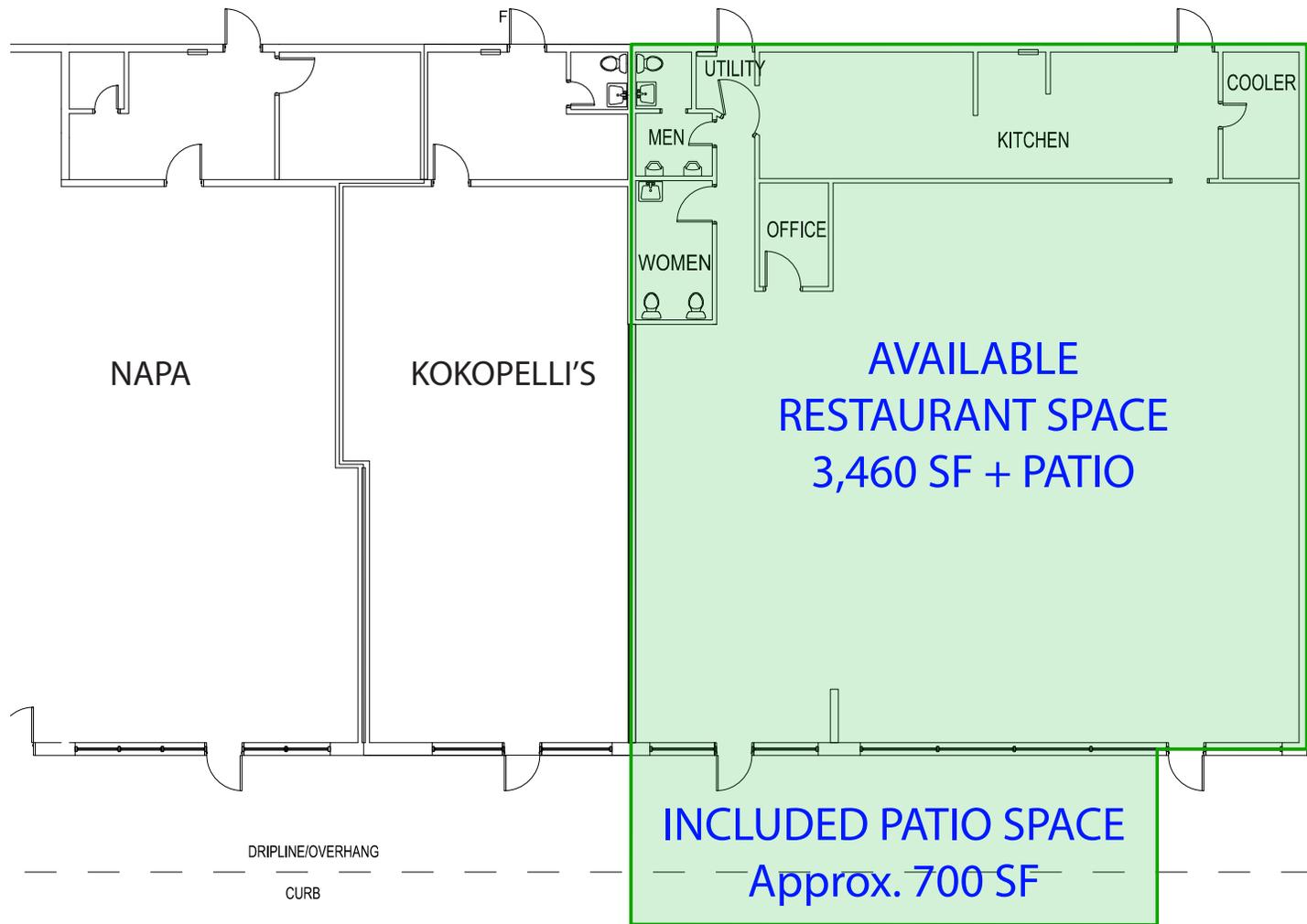


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FLOOR PLAN



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PHOTOS



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DAVID AYNES
Managing Broker
404-348-4448
Dave@AtlantaLeasing.com

SPENCER COAN
Partner & CEO
502-500-6084
SC@UnrealCapital.com

JARED BARNETT
Partner & COO
404-606-3420
JB@UnrealCapital.com