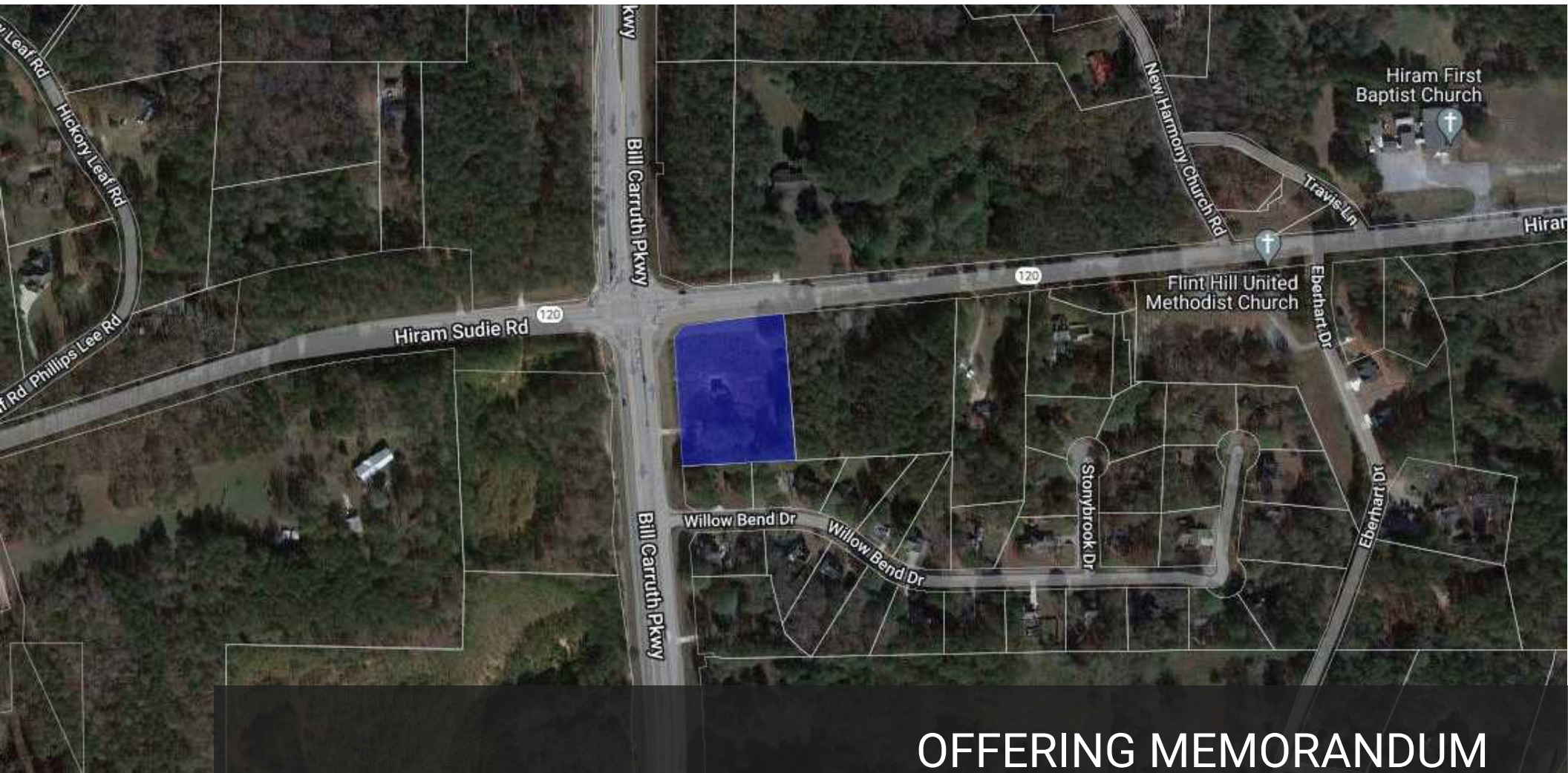


CORNER LOT - POTENTIAL COMMERCIAL

2393 BILL CARRUTH PKWY

2393 BILL CARRUTH PARKWAY, HIRAM, GA 30141



OFFERING MEMORANDUM

THE MERIDIAN REAL ESTATE GROUP

3375 Dallas Highway
Marietta, GA 30064



Each Office Independently Owned and Operated

PRESENTED BY:

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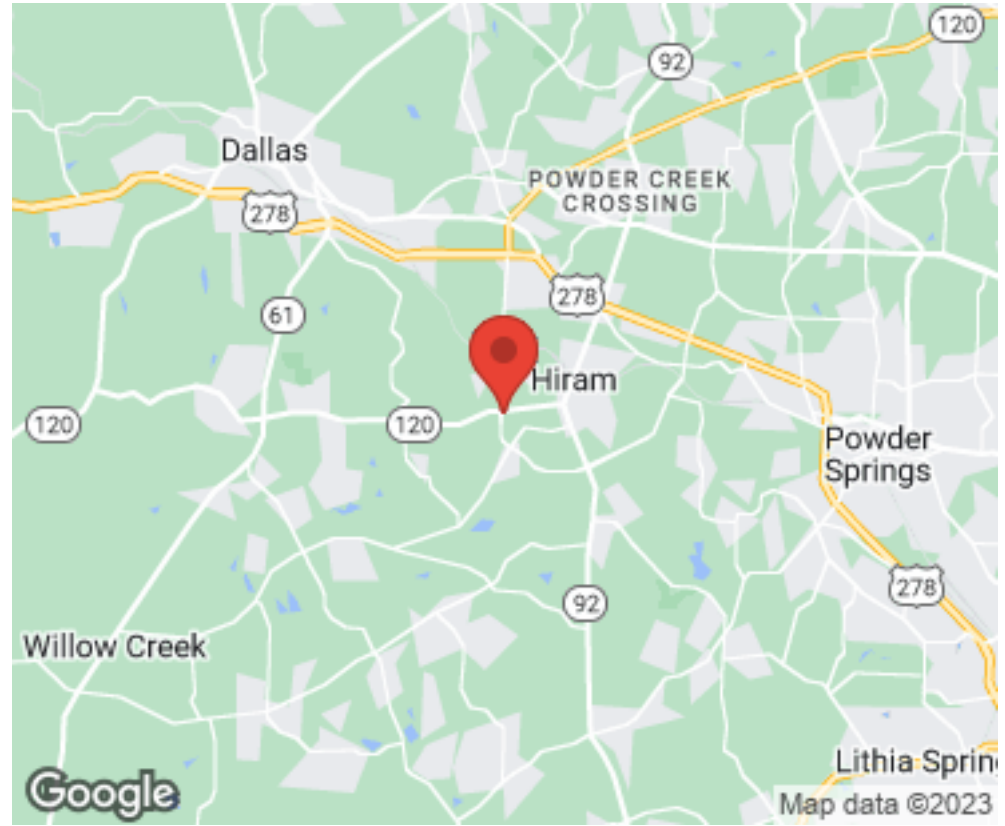
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EXECUTIVE SUMMARY

2393 BILL CARRUTH PARKWAY



OFFERING SUMMARY

PRICE:	\$500,000
LOT SIZE:	1.87 SF
PRICE / ACRE:	\$267k
FRONTAGE:	570'
ZONING:	R-2
PARCEL #:	010327

PROPERTY OVERVIEW

Corner lot with commercial potential at the major lighted intersection of Bill Carruth Parkway and Hiram-Sudie Road near Downtown Hiram.

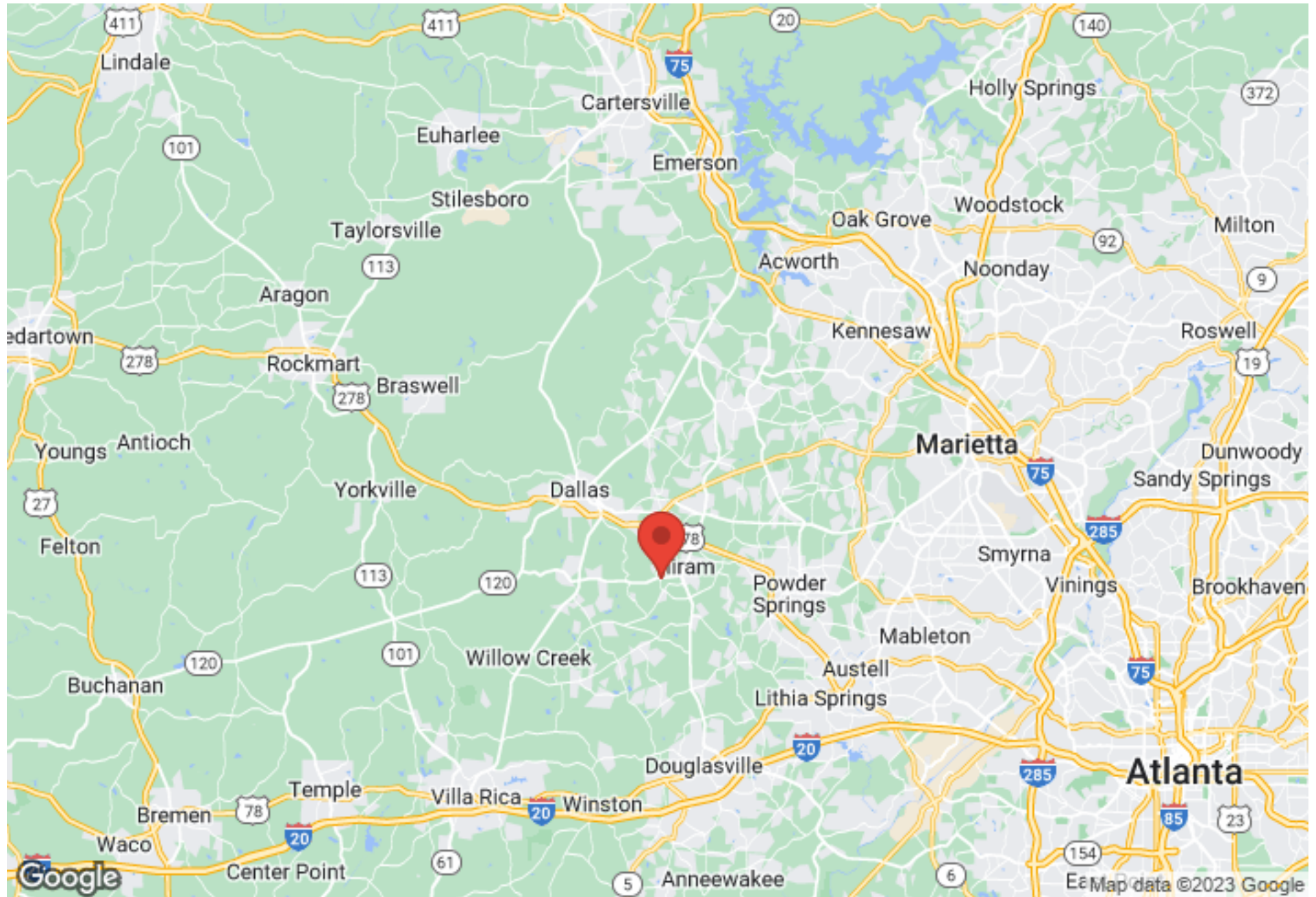
Sewer available. Located in growing area of East Paulding County. Approximately 570 feet of road frontage.

PROPERTY HIGHLIGHTS

- Corner Lot at Lighted Intersection
- 29.8k combined traffic count
- Sewer Available
- Near Downtown Hiram

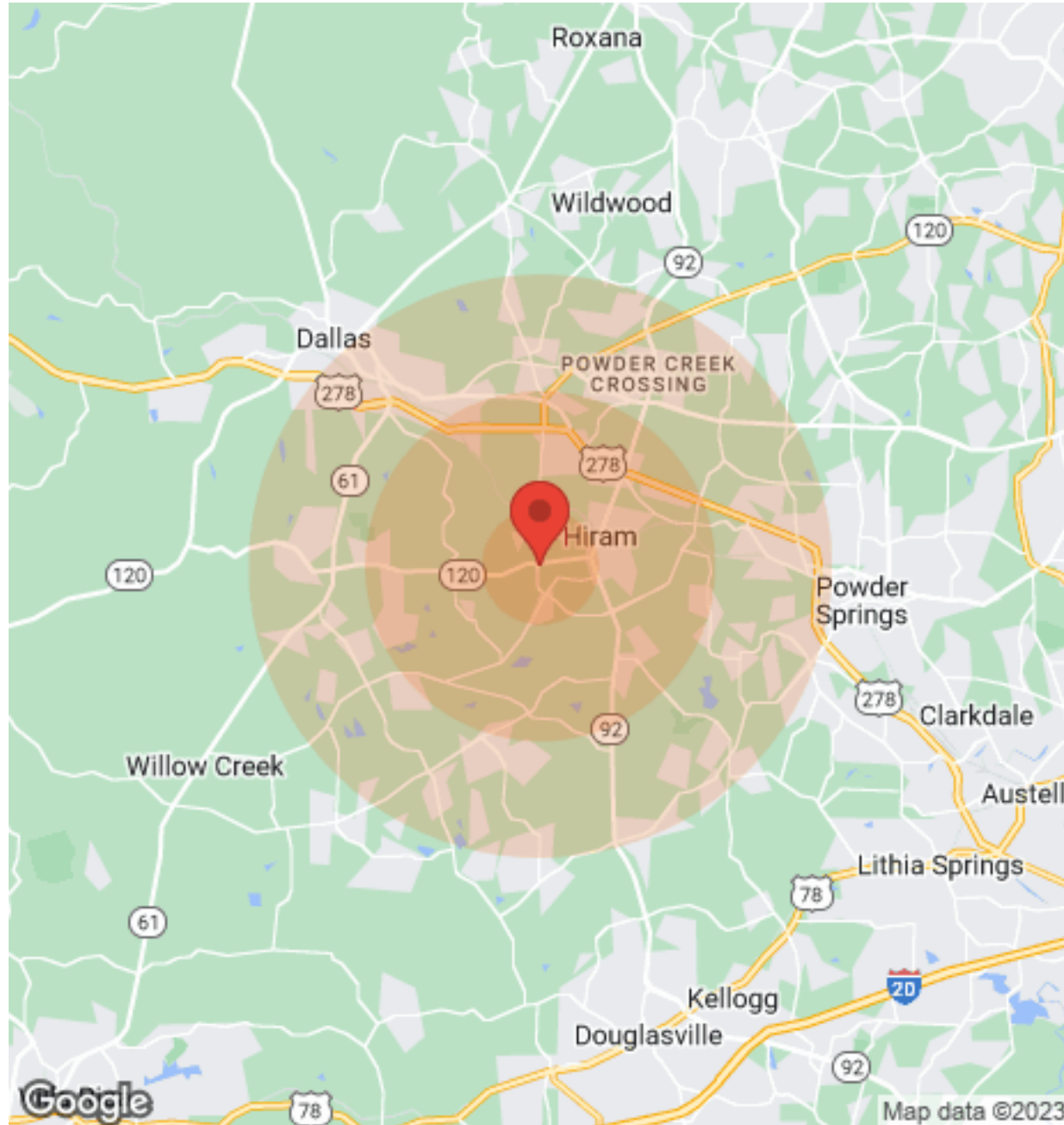
REGIONAL MAP

2393 BILL CARRUTH PARKWAY



DEMOGRAPHICS

2393 BILL CARRUTH PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	2,214	14,958	38,818
Female	2,373	15,221	39,378
Total Population	4,587	30,179	78,196

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,183	7,109	18,468
Ages 15-24	725	4,444	11,912
Ages 25-54	1,797	11,460	30,382
Ages 55-64	435	3,294	8,510
Ages 65+	447	3,872	8,924

Income	1 Mile	3 Miles	5 Miles
Median	\$70,139	\$50,565	\$68,124
< \$15,000	47	844	1,855
\$15,000-\$24,999	74	1,183	2,448
\$25,000-\$34,999	177	1,271	2,405
\$35,000-\$49,999	204	1,667	4,198
\$50,000-\$74,999	269	2,976	6,770
\$75,000-\$99,999	397	1,536	4,958
\$100,000-\$149,999	207	877	3,311
\$150,000-\$199,999	30	275	711
> \$200,000	47	123	301

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,534	11,335	28,606
Occupied	1,386	10,409	26,218
Owner Occupied	1,205	7,470	20,632
Renter Occupied	181	2,939	5,586
Vacant	148	926	2,388

SEWER MAP

2393 BILL CARRUTH PARKWAY



TOPOGRAPHY

2393 BILL CARRUTH PARKWAY



DISCLAIMER

2393 BILL CARRUTH PARKWAY



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