

DEVELOPMENT OPPORTUNITY

12.37+/- ACRES ON BILL CARRUTH PARKWAY

0 BILL CARRUTH PKWY, HIRAM, GA 30141



OFFERING MEMORANDUM

THE MERIDIAN REAL ESTATE GROUP

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Marietta, GA 30064



Each Office Independently Owned and Operated

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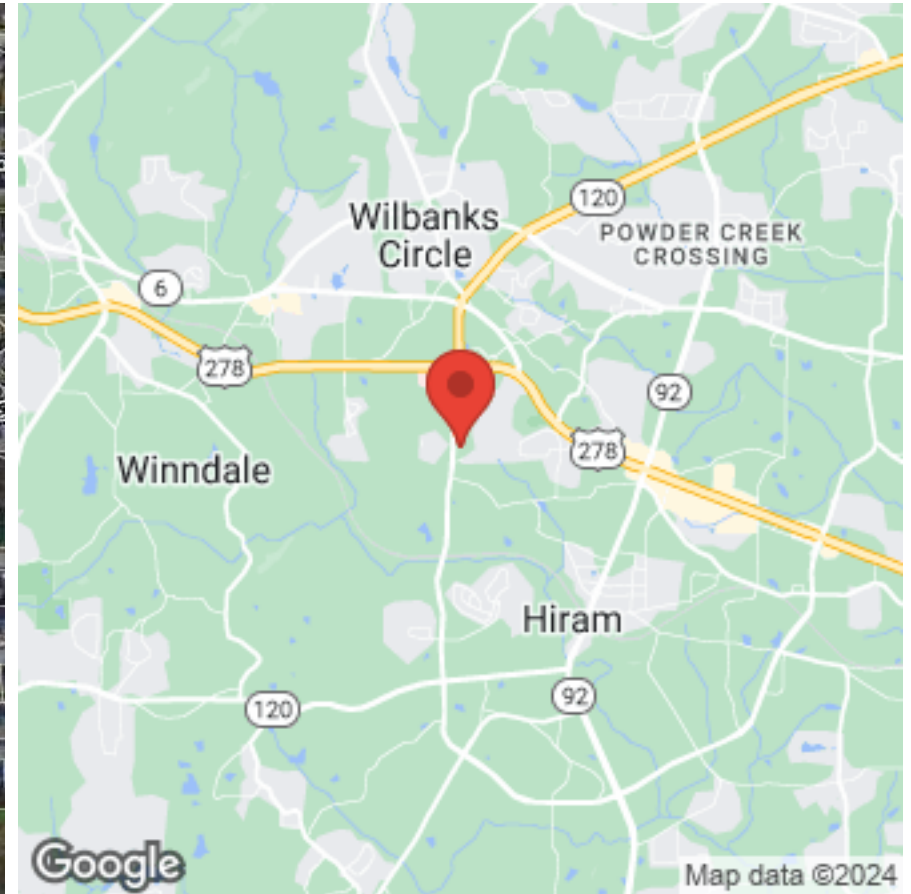
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EXECUTIVE SUMMARY

0 BILL CARRUTH PKWY, HIRAM, GA 30141



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REALTY



OFFERING SUMMARY

PRICE:	\$3,000,000
LOT SIZE:	12.37+/- Acres Total
PRICE / ACRE:	\$228k
FRONTAGE:	1090'
ZONING:	B-2
PARCELS:	080660 & 055207

PROPERTY OVERVIEW

Two parcels of commercial land on Bill Carruth Pkwy in Hiram near the WellStar Paulding Medical Center totaling 12.37+/- combined acres. Individual parcels are 8.4 acres and 3.97 acres, and can be sold separately or together.

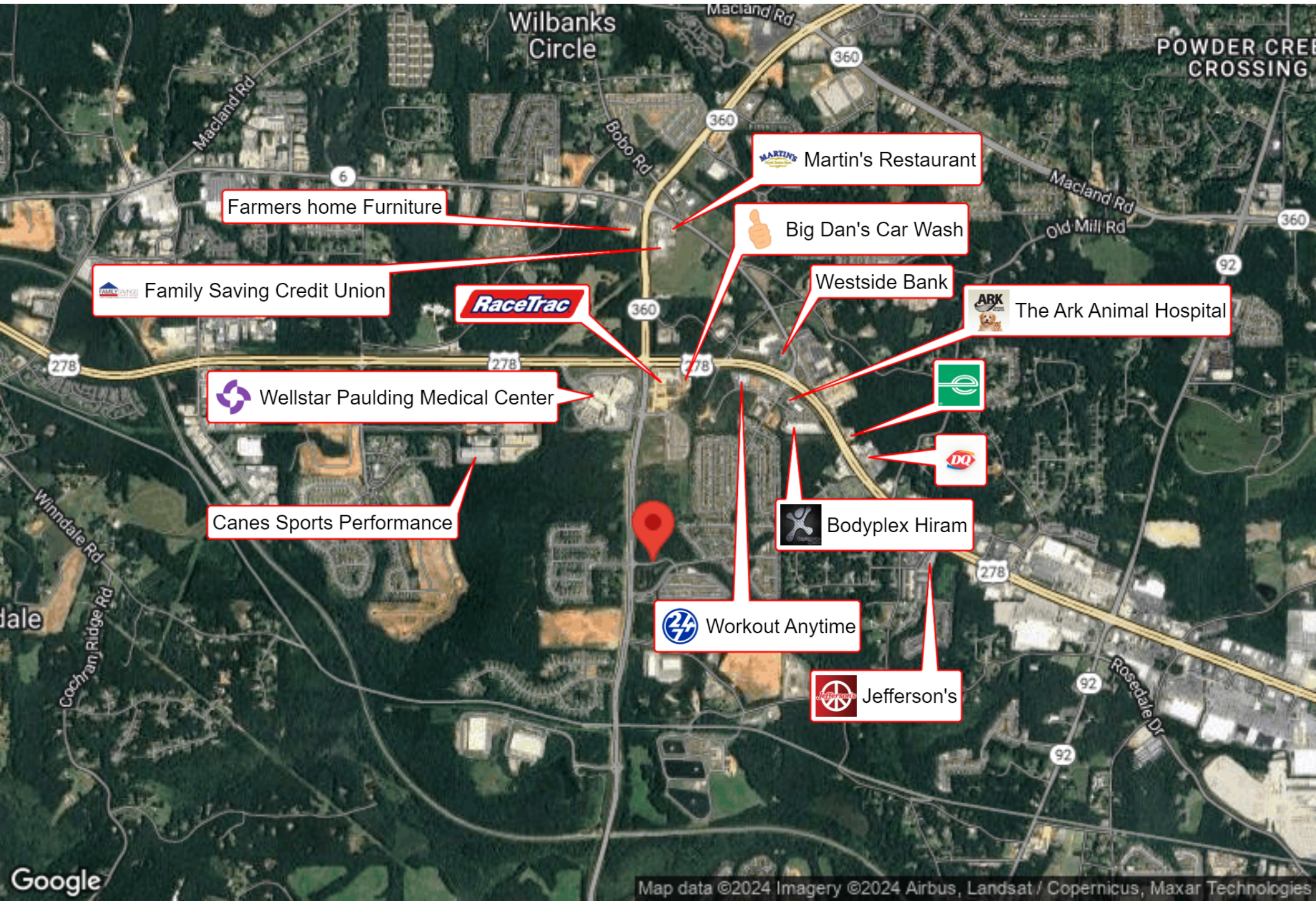
Excellent location for Medical Office. Currently zoned B-2 for general commercial uses. Sewer is available.

PROPERTY HIGHLIGHTS

- Part of Paulding County's Wellness Corridor near the Wellstar Hospital
- Sewer Connection Available
- 18.1k traffic count
- Potential site for a wide range of commercial and medical office uses

BUSINESS MAP

0 BILL CARRUTH PKWY, HIRAM, GA 30141



Farmers home Furniture

Family Saving Credit Union

RaceTrac

Wellstar Paulding Medical Center

Canes Sports Performance

Martin's Restaurant

Big Dan's Car Wash

Westside Bank

ARK The Ark Animal Hospital



Bodyplex Hiram

Workout Anytime

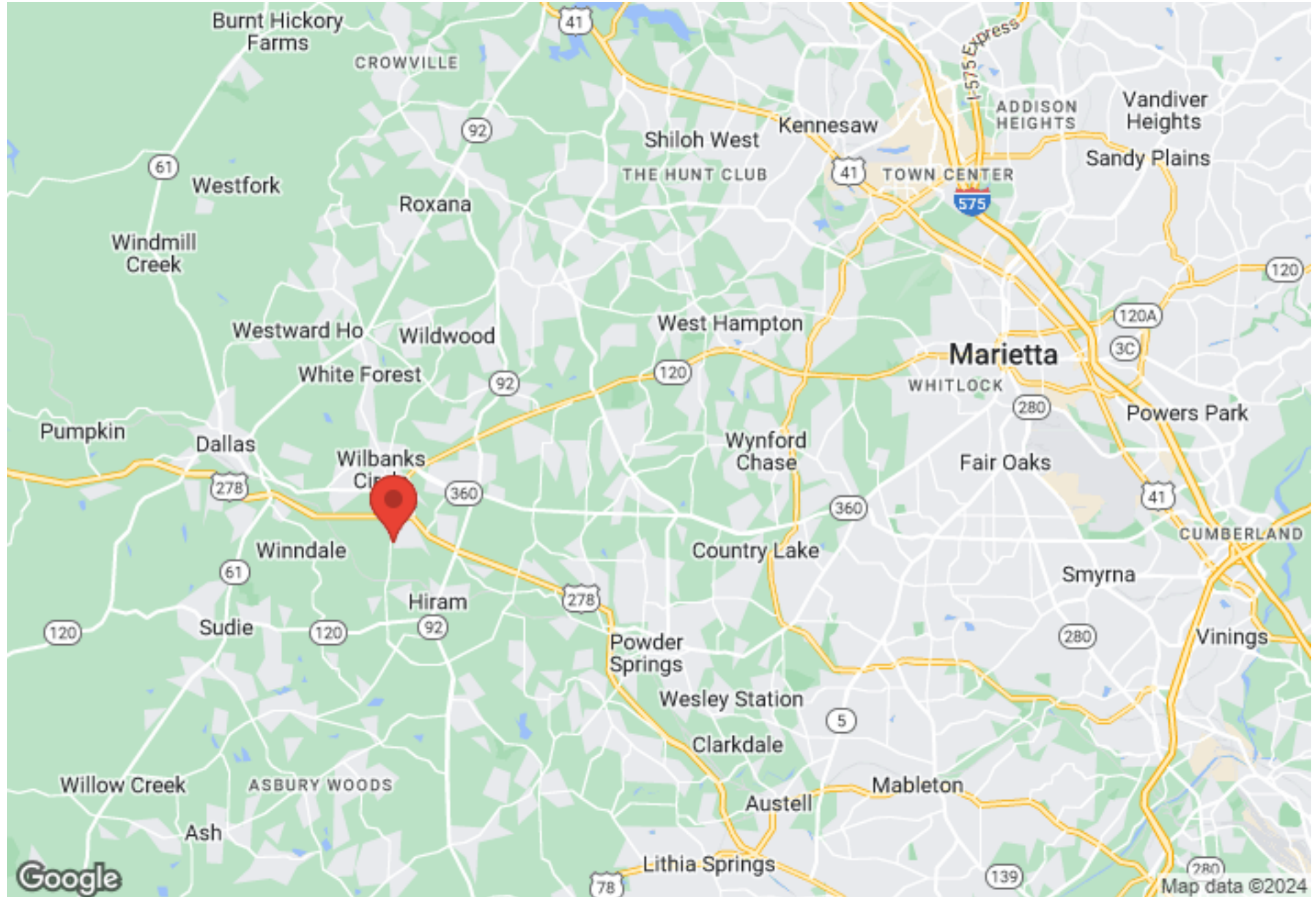
Jefferson's

REGIONAL MAP

0 BILL CARRUTH PKWY, HIRAM, GA 30141



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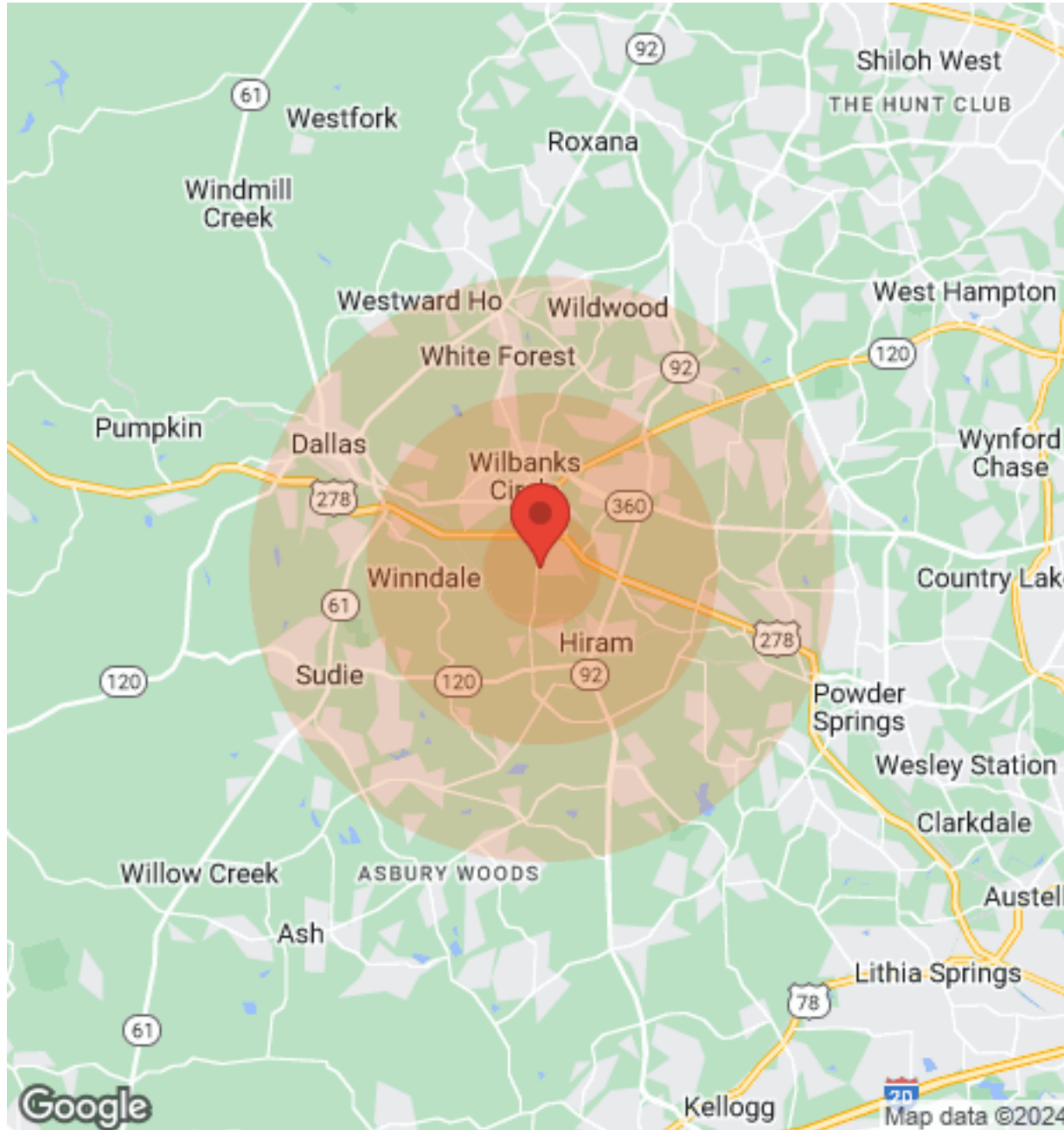


DEMOGRAPHICS

0 BILL CARRUTH PKWY, HIRAM, GA 30141



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Population	1 Mile	3 Miles	5 Miles
Male	N/A	13,083	40,667
Female	N/A	13,660	41,128
Total Population	N/A	26,743	81,795

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,329	19,088
Ages 15-24	N/A	3,906	12,472
Ages 25-54	N/A	10,335	32,029
Ages 55-64	N/A	2,953	9,025
Ages 65+	N/A	3,220	9,181

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$47,599	\$67,533
< \$15,000	N/A	940	2,268
\$15,000-\$24,999	N/A	1,010	2,715
\$25,000-\$34,999	N/A	1,141	2,773
\$35,000-\$49,999	N/A	1,665	4,027
\$50,000-\$74,999	N/A	2,032	7,004
\$75,000-\$99,999	N/A	1,908	4,663
\$100,000-\$149,999	N/A	828	3,672
\$150,000-\$199,999	N/A	194	869
> \$200,000	N/A	61	426

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	10,608	30,158
Occupied	N/A	9,689	27,596
Owner Occupied	N/A	6,951	21,370
Renter Occupied	N/A	2,738	6,226
Vacant	N/A	919	2,562

TOPOGRAPHY

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