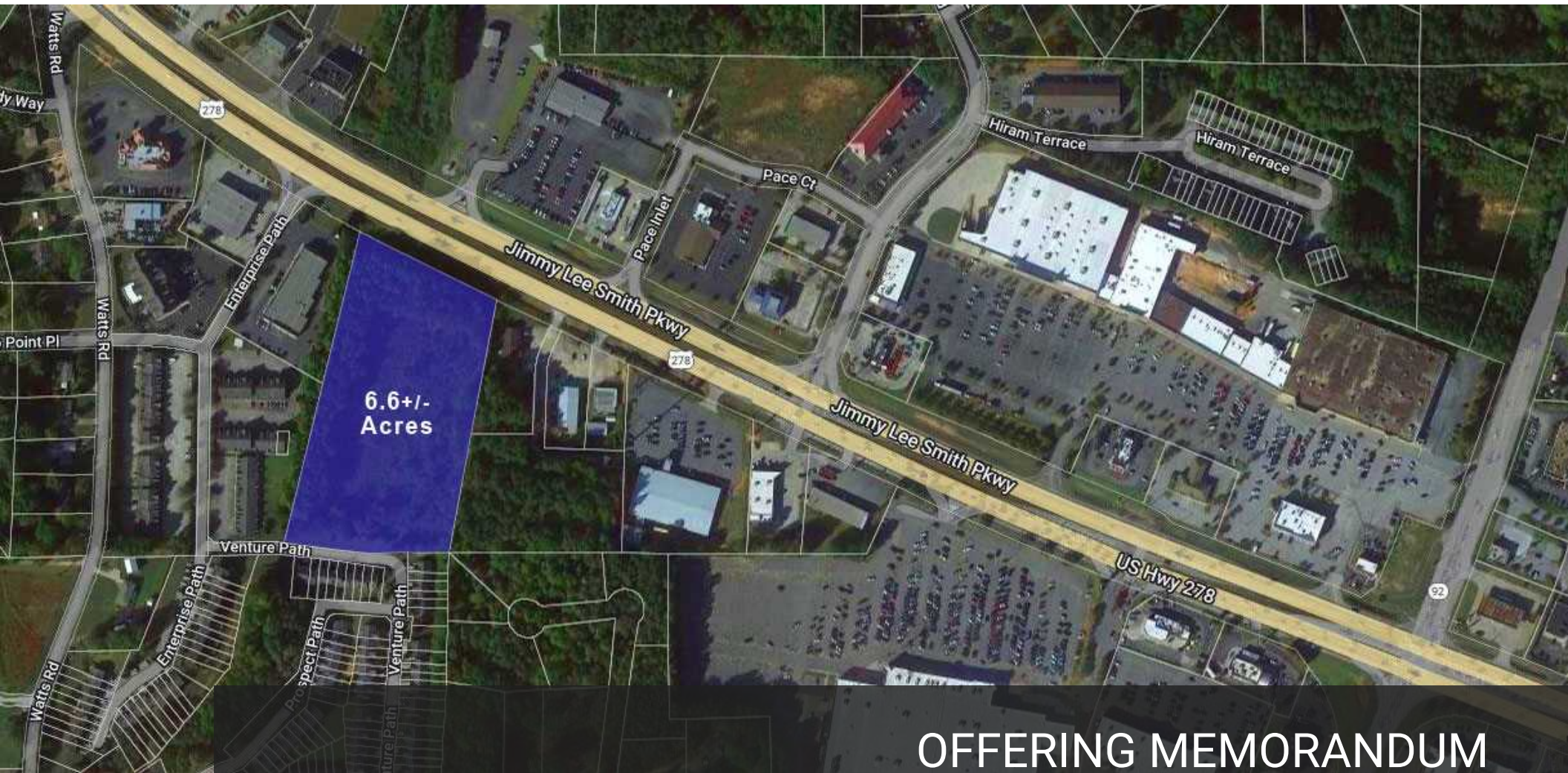


DEVELOPMENT OPPORTUNITY

6.6+/- ACRES ON HWY 278

HWY 278, HIRAM, GA 30141



OFFERING MEMORANDUM

THE MERIDIAN REAL ESTATE GROUP

234 Roswell St Ste 100
Marietta, GA 30064



Each Office Independently Owned and Operated

PRESENTED BY:

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COLDWELL BANKER REALTY

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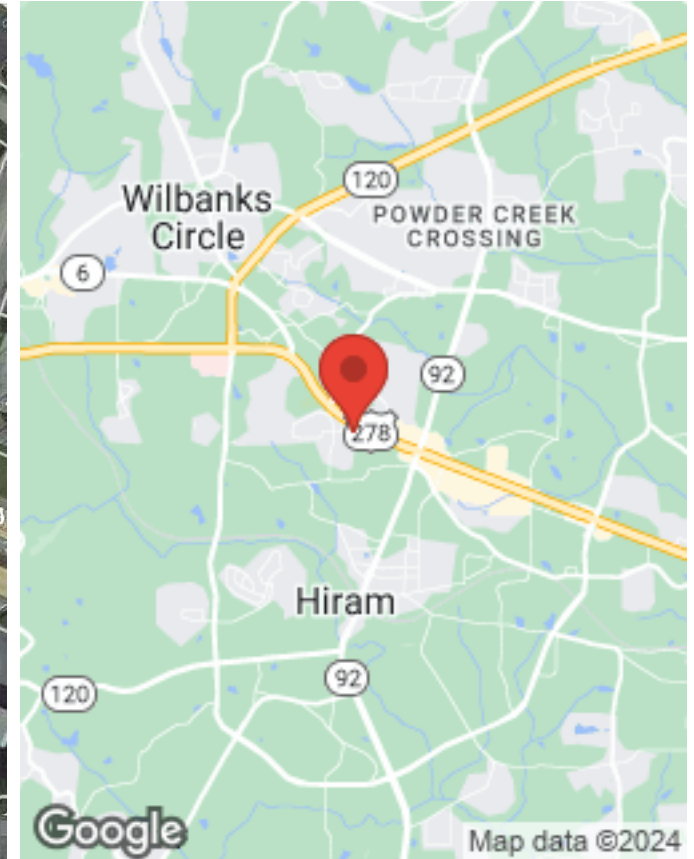
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

HWY 278, HIRAM, GA 30141



COLDWELL BANKER
REALTY



OFFERING SUMMARY

PRICE:	\$1,100,000
LOT SIZE:	6.6+/- Acres
FRONTAGE:	385'
ZONING:	B-2
PARCEL ID:	043290
PRICE PER ACRE:	\$166k

PROPERTY OVERVIEW

6.6 acres of commercial land on Highway 278 (Jimmy Lee Smith Pkwy) in Hiram. Sewer connection available. Great location for many commercial uses.

Zoned B-2 and near the major lighted intersection of Hwy 278 and Hwy 92. Surrounded by shopping, restaurants, and family entertainment .

PROPERTY HIGHLIGHTS

- Great visibility and access from Hwy 278
- Sewer Available
- 39.2k traffic count
- Adjoining parcel also available
- Potential Multi-Parcel Assemblage

BUSINESS MAP

HWY 278, HIRAM, GA 30141



COLDWELL BANKER
REALTY

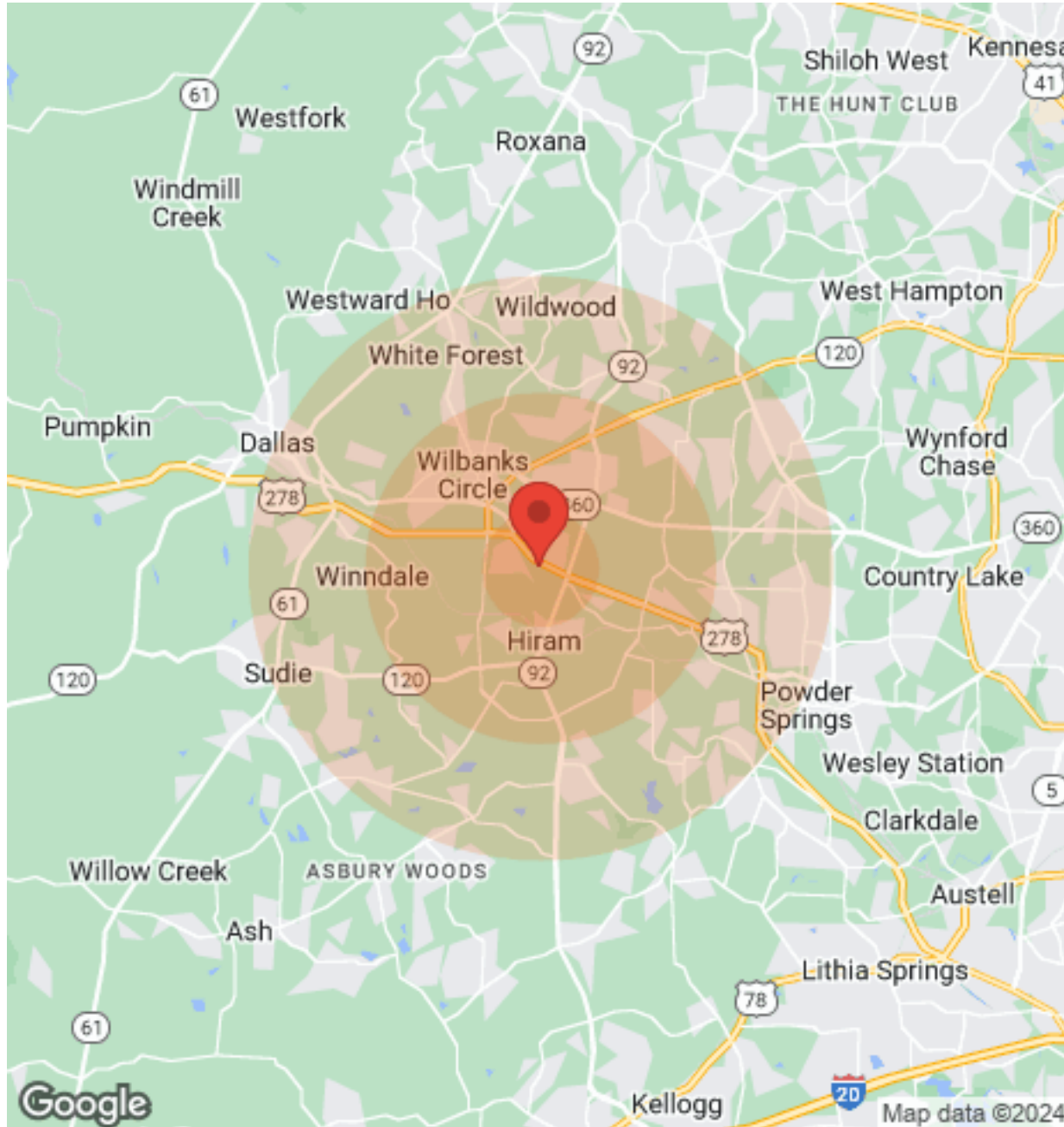


DEMOGRAPHICS

HWY 278, HIRAM, GA 30141



COLDWELL BANKER
REALTY



Population	1 Mile	3 Miles	5 Miles
Male	2,864	11,690	44,496
Female	3,091	12,101	45,691
Total Population	5,955	23,791	90,187

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,420	5,636	20,884
Ages 15-24	802	3,431	13,933
Ages 25-54	2,269	9,155	34,953
Ages 55-64	706	2,599	10,228
Ages 65+	758	2,970	10,189

Income	1 Mile	3 Miles	5 Miles
Median	\$49,082	\$59,401	\$68,164
< \$15,000	231	634	2,371
\$15,000-\$24,999	200	570	2,766
\$25,000-\$34,999	342	1,123	3,005
\$35,000-\$49,999	384	1,117	4,148
\$50,000-\$74,999	722	2,211	7,367
\$75,000-\$99,999	198	1,570	5,028
\$100,000-\$149,999	134	861	4,695
\$150,000-\$199,999	97	230	1,270
> \$200,000	N/A	84	552

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,549	9,110	33,160
Occupied	2,304	8,363	30,475
Owner Occupied	1,744	6,589	24,099
Renter Occupied	560	1,774	6,376
Vacant	245	747	2,685

TOPOGRAPHY

HWY 278, HIRAM, GA 30141



COLDWELL BANKER
REALTY

