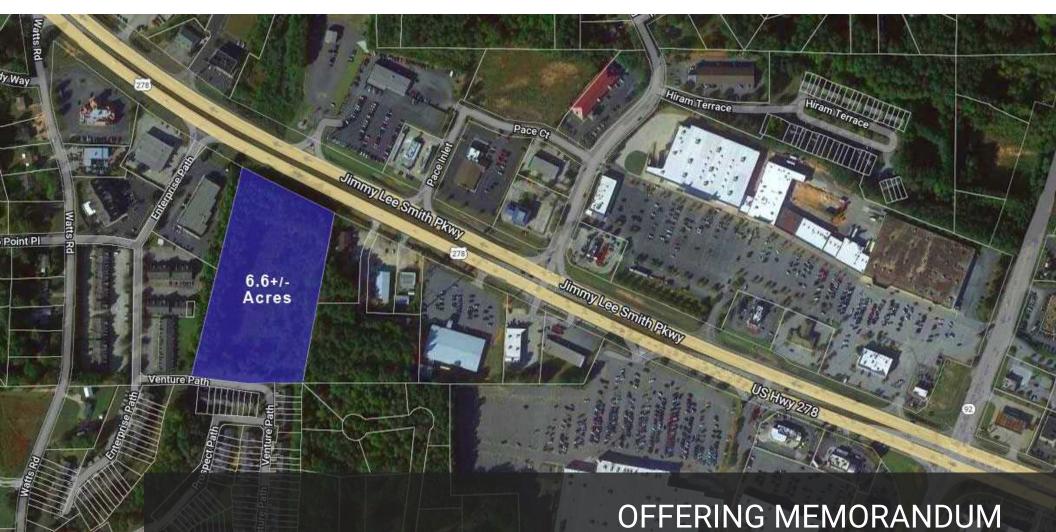
DEVELOPMENT OPPORTUNITY

6.6+/- ACRES ON HWY 278

HWY 278, HIRAM, GA 30141





THE MERIDIAN REAL ESTATE GROUP 234 Roswell St Ste 100 Marietta, GA 30064



PRESENTED BY:

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Each Office Independently Owned and Operated

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





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

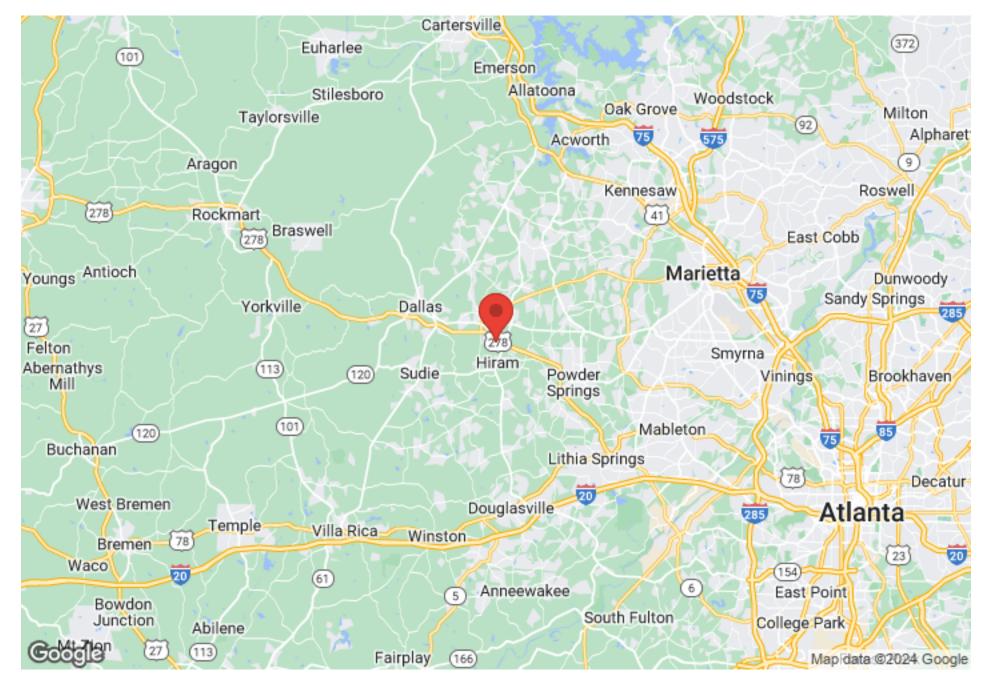




REGIONAL MAP



HWY 278, HIRAM, GA 30141



DEMOGRAPHICS

HWY 278, HIRAM, GA 30141



	(92)	Chilch West Kennesa	Population	1 Mile	3 Miles	5 Miles
		Shilon west	Male	2,864	11,690	44,496
61		THE HUNT CLUB	Female	3,091	12,101	45,691
Westfo	ork	THEHONTCLUB	Total Population	5,955	23,791	90,187
	Roxana					
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			Age	1 Mile	3 Miles	5 Miles
Windmill			Ages 0-14	1,420	5,636	20,884
Creek			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
W	estward Ho Wildwood	West Hampton //	Ages 65+	758	2,970	10,189
	Wildwood		Income	1 Mile		E Mileo
	White Forest	120	Income Median	1 Mile \$49,082	3 Miles \$59,401	5 Miles \$68,164
	white Forest 92		< \$15,000	\$49,082 231	\$39,401 634	2,371
			\$15,000-\$24,999	200	570	2,371
Pumpkin Dollar		Wynford	\$25,000-\$34,999	342	1,123	3,005
Dallas	Wilbanks	Chase	\$35,000-\$49,999	384	1,123	3,003 4,148
	Circle	Chase	\$50,000-\$74,999	722	2,211	7,367
(278)	Circle 60		\$75,000-\$99,999	198	1,570	5,028
		(360)	\$100,000-\$149,999	134	861	4,695
			\$150,000-\$199,999	97	230	1,270
	Winndale	Country Lake	> \$200,000	N/A	84	552
(61)			<i><i><i>v</i>=00,000</i></i>	,,,	0.	002
	Hiram	278	Housing	1 Mile	3 Miles	5 Miles
			Total Units	2,549	9,110	33,160
(120) Sudie	120 92	Powder	Occupied	2,304	8,363	30,475
		Springs	Owner Occupied	1,744	6,589	24,099
		oprings	Renter Occupied	560	1,774	6,376
		Wesley Station	Vacant	245	747	2,685
		5				
		Clarkdale				
		Clarkdale				
Willow Creek A	SBURY WOODS					
		Austall				
		Austeil				
		Austell				
Ash		Austeil				
Ash						
Ash		Lithia Springs				
61 Ash		Lithia Springs				
		Lithia Springs				
	Ka	Lithia Springs				

## TOPOGRAPHY HWY 278, HIRAM, GA 30141





## SURVEY HWY 278, HIRAM, GA 30141



