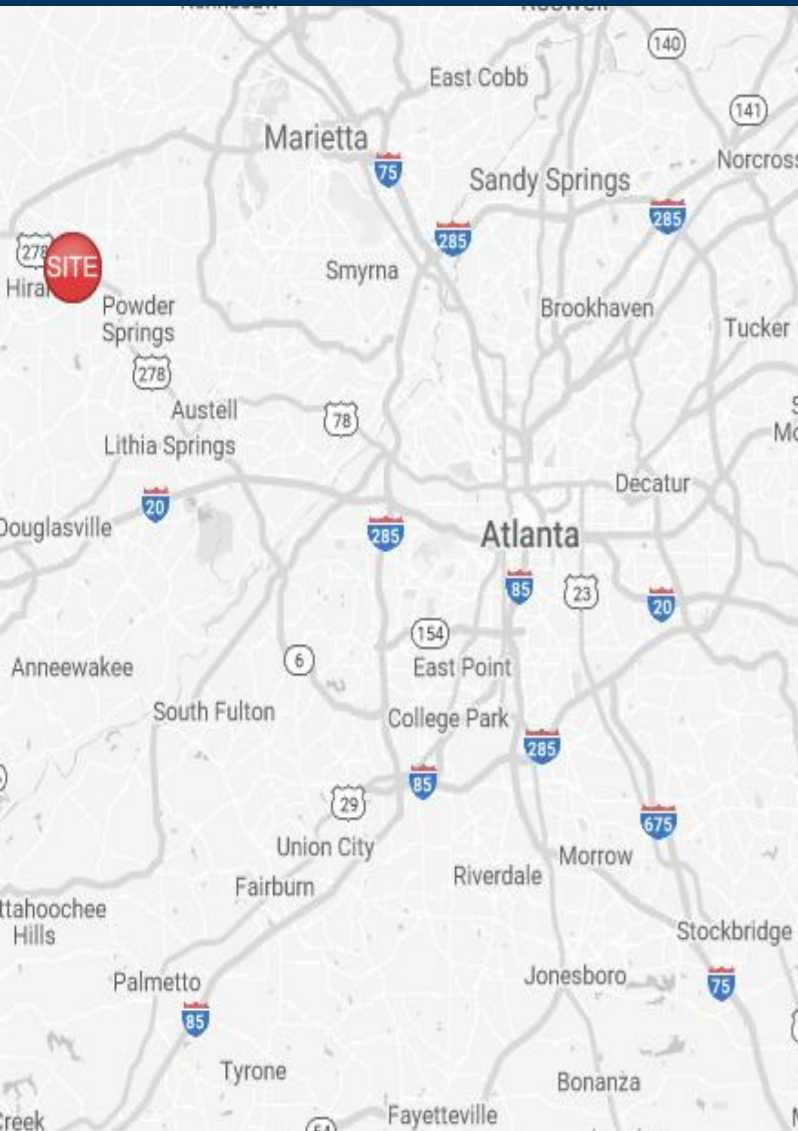


Shoppes of Hiram

5739 Wendy Bagwell Parkway
Hiram, GA 30141



FOR
LEASE



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

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Property Highlights

- Shoppes of Hiram is a 12,600 SF center in the heart of the retail corridor of Hiram, GA with excellent visibility on Wendy Bagwell Parkway.
- Shoppes of Hiram draws customers from Lost Mountain Sportsmen Club, Powder Creek Crossing, and Grace Baptist.
- Shoppes of Hiram has easy access to Poplar Springs Road, which easily cuts over to Macland Road.
- Pick up window, no stacking for drive through.
- Retail Space Available | 1,400 SF

Site Access: Property is accessible from three access points and one signalized access point at Poplar Springs Road.

Shoppes of Hiram

TENANTS

101	TitleMax	2,800
105	uBreakiFix	1,750
107	Xhale City	1,050
109	Thai Mango	1,400
111	Paradise Cove Tanning	1,400
113	PL Nails	1,050
115	Little Caesar's Pizza	1,750
117	Retail Space Available	1,400
GLA:		12,600 SF
Availability:		1,400 SF



SHOPPES OF HIRAM

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	3,446
3 MILE	35,104
5 MILE	93,675



2023 Daytime
Population

1 MILE	2,617
3 MILE	10,551
5 MILE	22,462



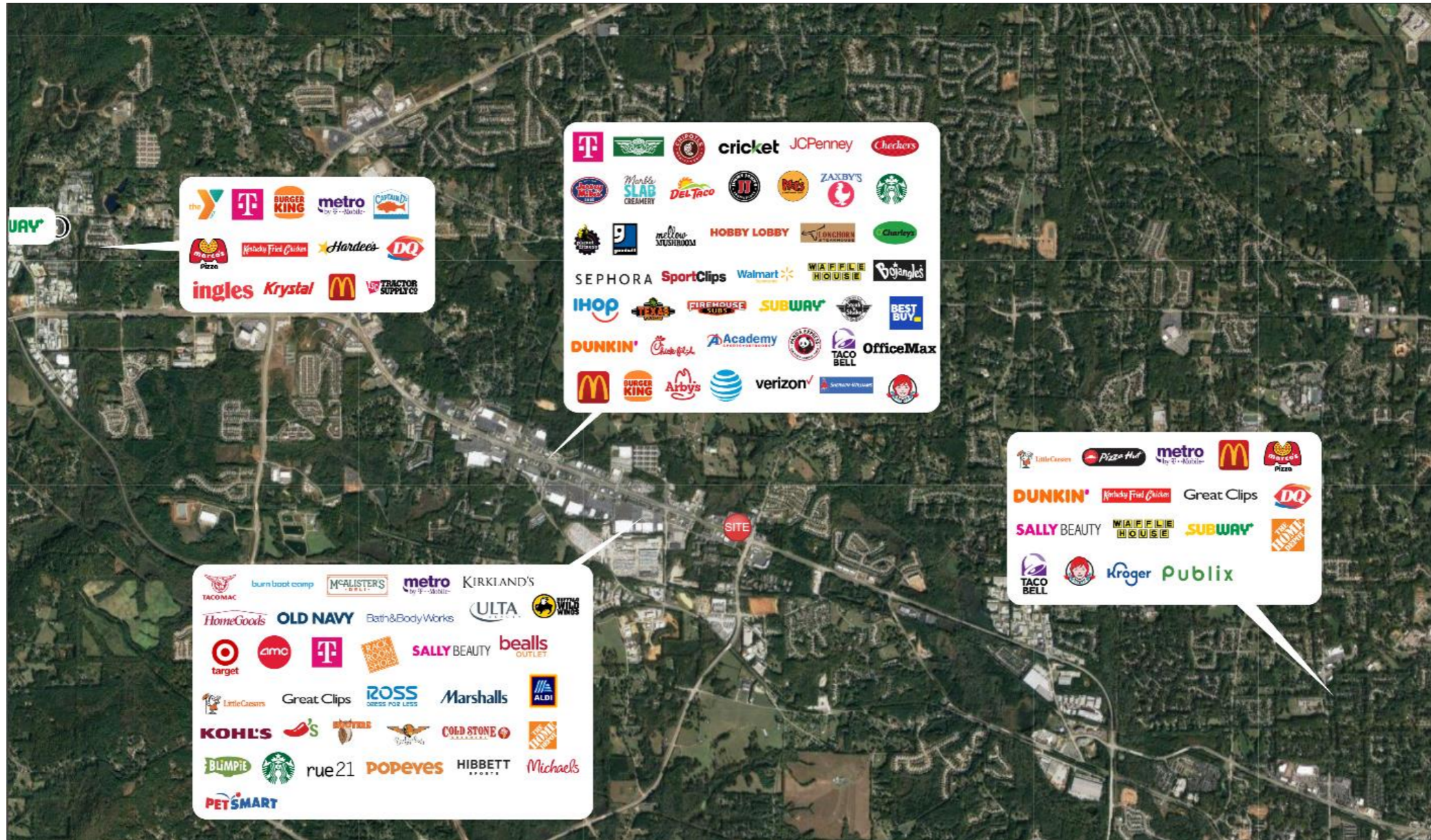
Household 2023

1 MILE	1,387
3 MILE	12,404
5 MILE	32,699



Household
Income

1 MILE	\$91,921
3 MILE	\$130,349
5 MILE	\$126,994



SHOPPES OF HIRAM

Trade Area Overview