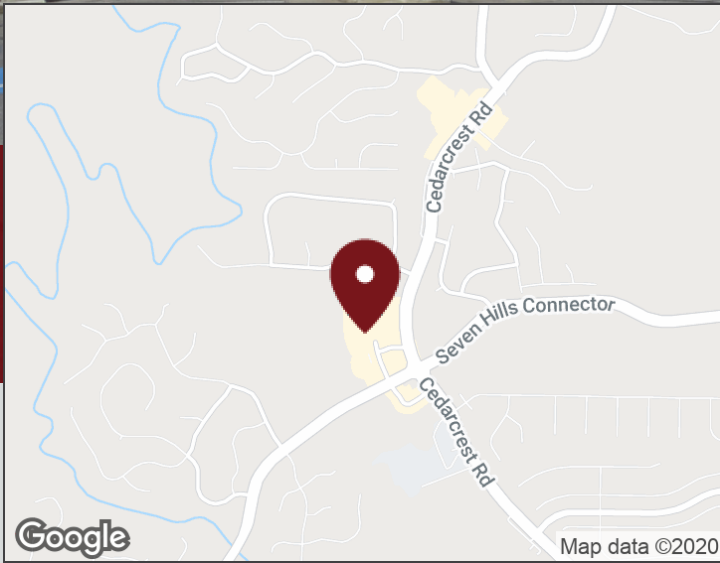


RETAIL PROPERTY FOR LEASE



Publix 1184 - Seven Hills Station

80 Seven Hills Blvd
Dallas, GA 30132

PROPERTY HIGHLIGHTS

- Publix-Anchored Center in Paulding County, the 2nd Fastest Growing County in Both Metro Atlanta and Georgia
- Strategically Positioned at the Entry of Seven Hills, a Community of 9 Different Neighborhoods Featuring Homes Priced from the Low \$200's into \$500's+
- Conveniently Located one Block from Floyd L. Shelton Elton Elementary School and Less than 3 Miles from East Paulding Middle School
- One Block from Floyd S Shelton Elementary School and Less than 3 Miles from East Paulding Middle School
- 1,300 SF Inline Space Available
- Outparcels Available for Development
- Combined Traffic Count: 24,835 CPD

DEMOGRAPHICS - MAY 2020



Trade Area Population
Actual Foot Traffic Within 5 Miles
16,268



Trade Area Population
Within 5-Mile Radius
53,167



Avg. HH Income
Actual Foot Traffic Within 5 Miles
\$85,202



Avg. HH Income
Within 5-Mile Radius
\$91,050



Avg. Monthly Visits
Past 12 Months
85,666



Avg. Visit/Customer
Past 12 Months
7.61

(Information Provided by Placer.ai)

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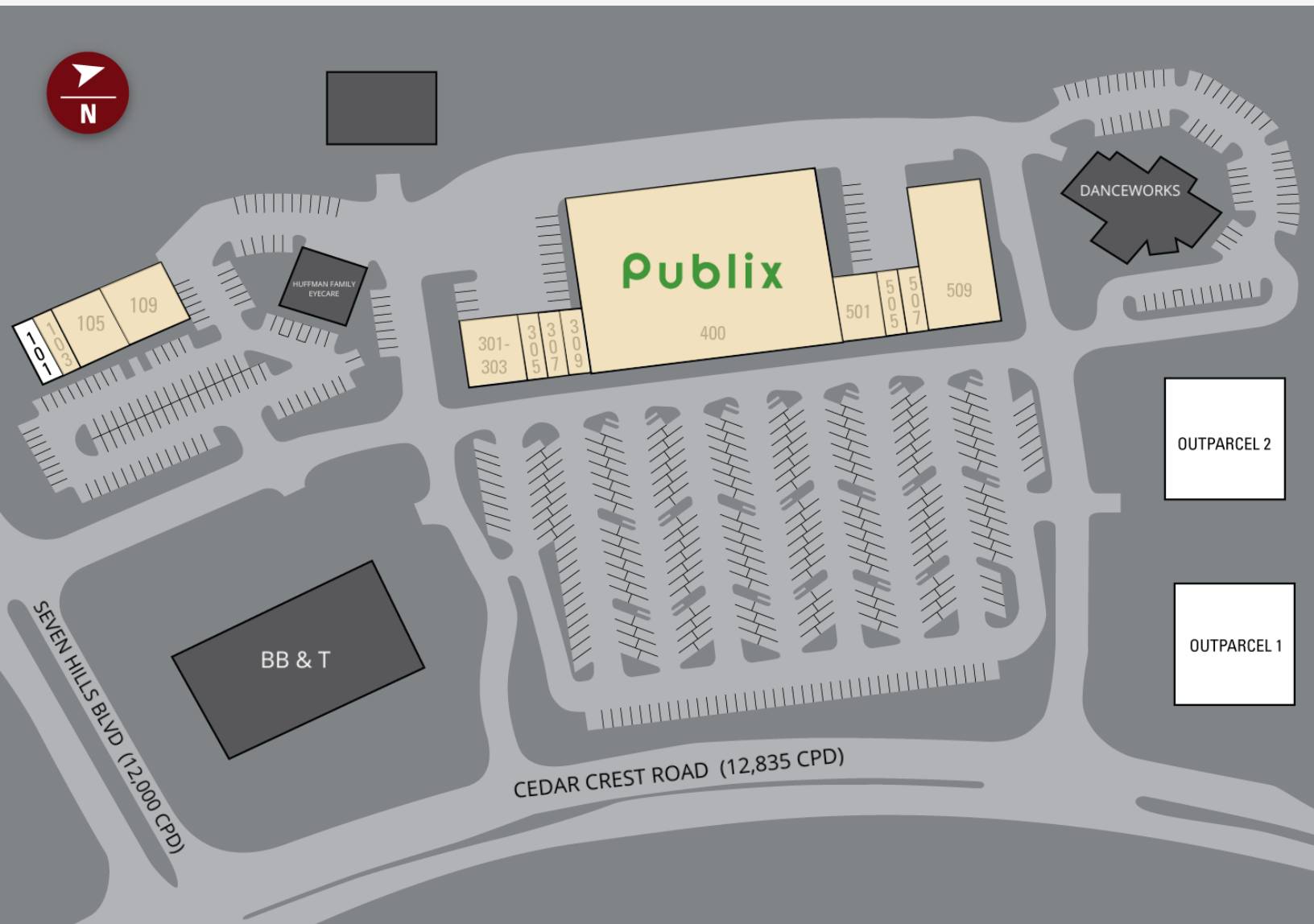
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Licensed Real Estate Broker

Leasing Contact:
Melody Holley
678.414.8989
mholley@crossmanco.com



Publix 1184 - Seven Hills Station

80 Seven Hills Blvd
Dallas, GA 30132
Lat 34.03, Long -84.779



LEGEND

Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE
■ 400	Publix	45,600 SF
■ 101 - AVAILABLE	Available	1,300 SF
■ 103	Catchin' Rays Tanning Salon	1,300 SF
■ 105	P.T. Solutions	2,600 SF
■ 109	Pizza Shack	3,900 SF
■ 301-303	Premiere Team Fitness	3,850 SF
■ 305	Mathnsium	1,400 SF
■ 307	Collins Custom Jewelry	1,400 SF
■ 309	Supercuts	1,400 SF
■ 501	New Vision Martial Arts	2,800 SF
■ 505	Seven Hills Cleaners	1,400 SF
■ 507	Lee Spa Nails	1,400 SF
■ 509	Love Street	10,850 SF
■ OP1 - AVAILABLE	Available	1.45 Acres
■ OP2 - AVAILABLE	Available	1.18 Acres

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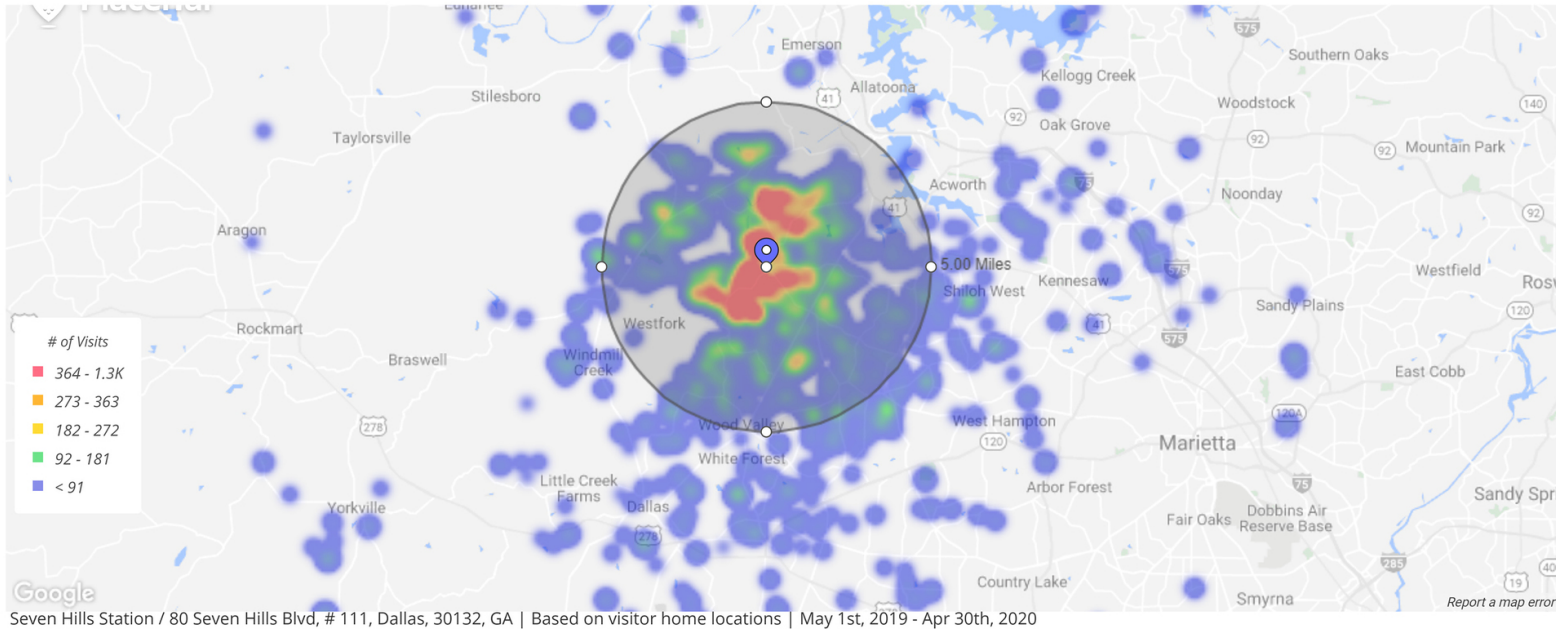
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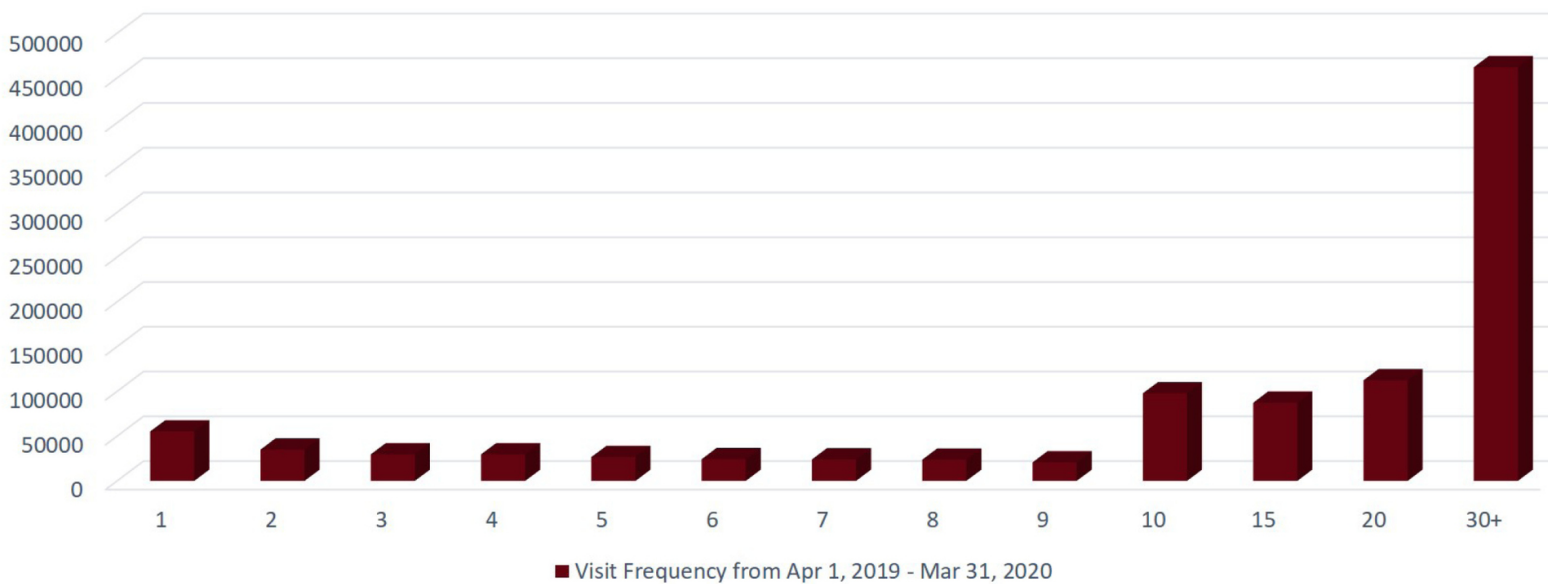
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True Trade Area Map vs 5-Mile Radius



Customer Visit Frequency



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