

# DALTON REDEVELOPMENT

1308 W Walnut Avenue, Dalton, GA 30720

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Located in the central retail corridor of Dalton



### PROPERTY HIGHLIGHTS

- No Restaurant Space Available
- Strong visibility from W. Walnut Ave & Tibbs Rd
- Area retailers include: Walmart Supercenter, Kroger, T.J. Maxx, The Home Depot, Kohl's, Academy Sports & Walgreens
- GA DOT Traffic Counts: W. Walnut Ave - 26,800 AADT & N. Tibbs Rd - 11,000 AADT

### DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	35,858	64,393	81,623
Daytime Population	49,658	89,317	103,476
Average Household Income (\$)	63,152	62,589	61,720

### EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434



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## ADDITIONAL PHOTOS



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
101	RAK Outfitters	6,000 SF	107	Available	2,525 SF
102	Petsmart	20,398 SF	108	Available	2,525 SF
103	Ross	22,000 SF	109	Kay Jewelers	2,250 SF
104	ULTA	10,010 SF	110	Laurent Nails	2,250 SF
105	Food City	48,074 SF	111	AT&T	3,000 SF
106	OkiPlus Hibachi	2,500 SF	112	At Lease (Bath & Body Works)	3,250 SF

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