

# Carrollton Station

1435 Highway 27 South | Carrollton, Georgia 30117

## Ackerman Retail

**NEW  
CONSTRUCTION**

**NOW AVAILABLE FOR LEASE**

**1,040 SF**



### PROPERTY HIGHLIGHTS

- New construction
- 1,040 SF available
- Located on US Hwy 27/South Park Street within Carrollton's main retail corridor
- 2 miles from The University of West Georgia with 11,200 students
- 1 mile from Central High School with 1,100 students
- Area retailers include: Target, The Home Depot, Kroger, Ross, T.J. Maxx, Walmart Supercenter, Lowe's, Belk, Hobby Lobby, Publix
- 1 mile from Southwire Company with 5,000 employees
- More than 2,000 businesses within 5 miles

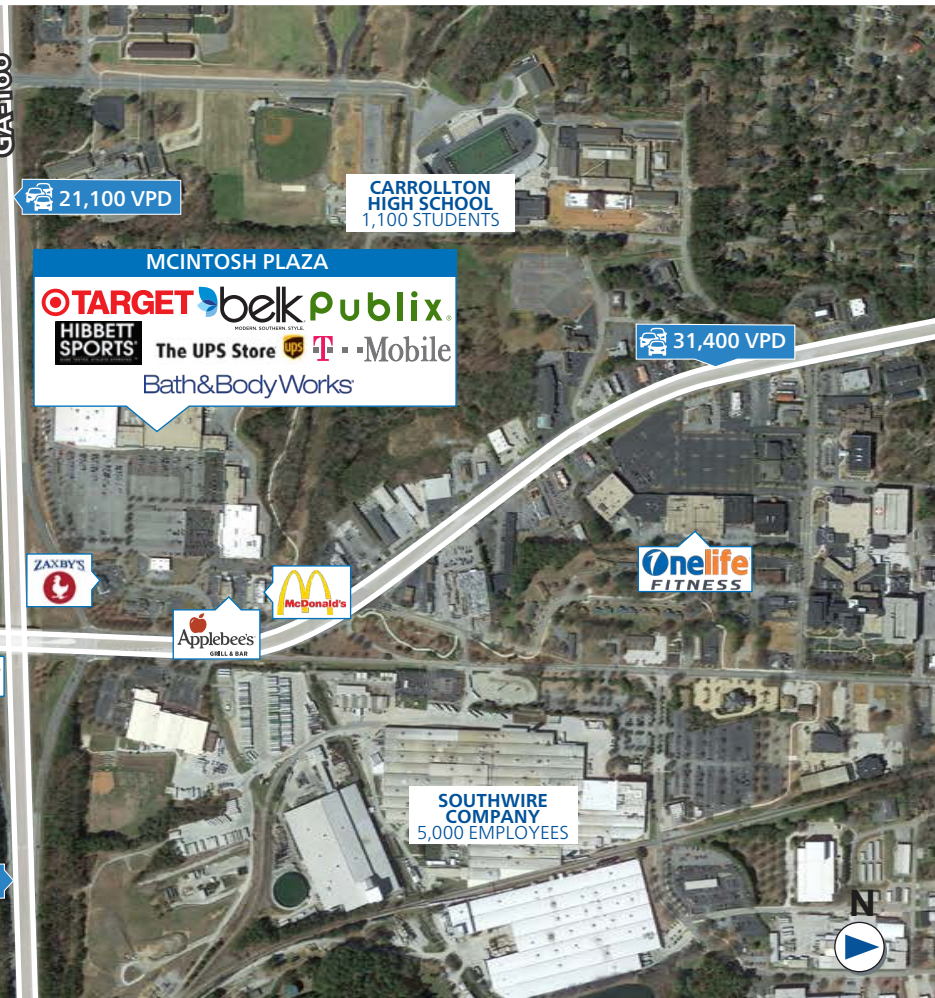
**COURTNEY BRUMBELOW**  
770.913.3905 | [cbrumbelow@ackermanco.net](mailto:cbrumbelow@ackermanco.net)

**HALEY HARTMAN**  
770.913.3925 | [hhartman@ackermanco.net](mailto:hhartman@ackermanco.net)

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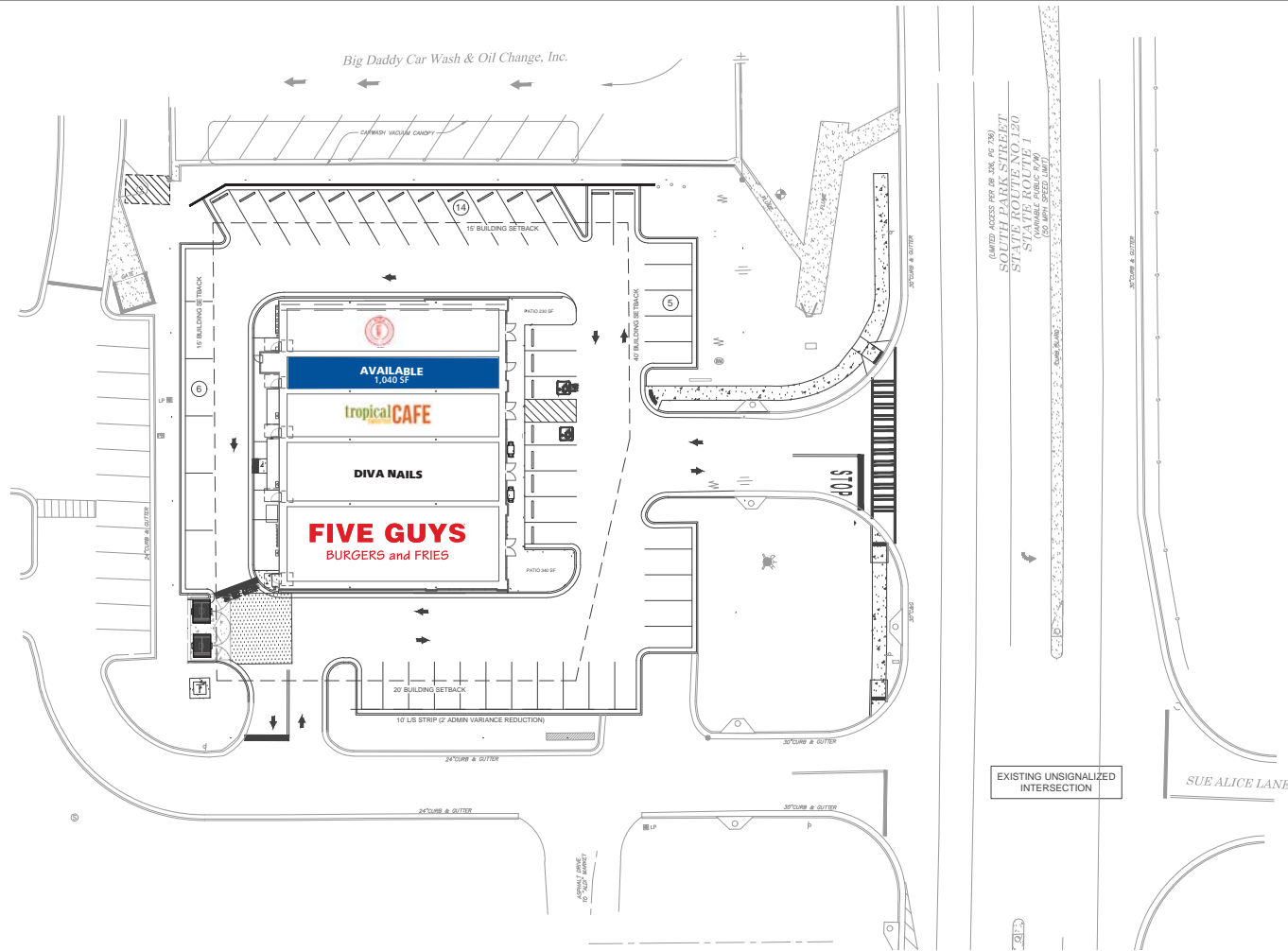
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## AREA DEMOGRAPHICS (2020):

POPULATION

3-MILE	25,898
5-MILE	43,574
7-MILE	56,351

HOUSEHOLDS

3-MILE	9,108
5-MILE	15,506
7-MILE	19,978

AVG HH INCOME

3-MILE	\$72,838
5-MILE	\$75,153
7-MILE	\$74,480

DAYTIME

3-MILE	30,330
5-MILE	41,440
7-MILE	47,770

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