



Poplar Square

H i r a m , G e o r g i a



I N V E S T I N G | M A N A G I N G | D E V E L O P I N G



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5886 Wendy Bagwell Pkwy, Hiram, Georgia 30141

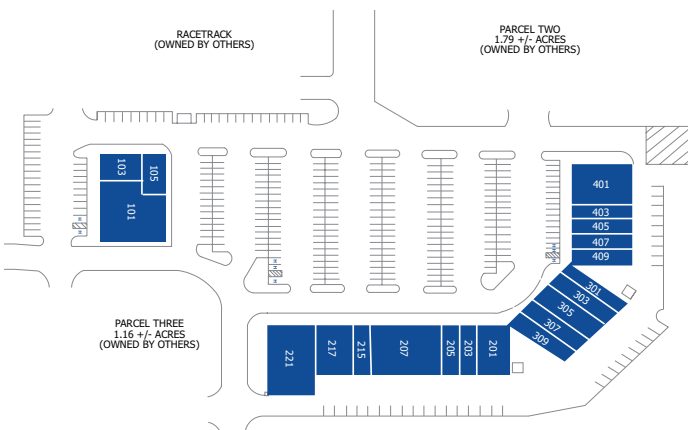
AVAILABLE 1,166 - 6,000 SF
GLA 46,700 SQUARE FEET
TRAFFIC 38,200 VPD (Hwy 278)
TRAFFIC 19,500 VPD (Hwy 92)

Property Highlights

- Fully built out hair salon available
- Retail center that offers easy access and exceptional exposure in an established retail corridor
- Well positioned at signalized intersection of Wendy Bagwell Pkwy (Hwy 278) and East Hiram Pkwy
- Located in a densely populated area with high income
- Area retailers include Target, Academy Sports, Sam's Club, Home Depot and Walmart

Demographics

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,717	30,502	84,499
Median HH Income	\$67,321	\$76,604	\$77,399



STE	TENANT	SF
105	Ian's Oven Pizza	1,600
101	AVAILABLE	4,940
103	Interstate All Battery Center	1,860
201	West Georgia Dentistry for Children	2,100
203	Fancy Nails	1,400
205/207	Universal Fitness	7,000
215	AVAILABLE	1,400
217	AVAILABLE	2,800
221	Better Homes & Garden Realty	5,000
301	Cornerstone Chiropractic	1,600
303	Springleaf Financial	1,600
305/307	Cycle Gear	4,000

309	AVAILABLE	1,600
401	The Place Bar & Grill	4,200
403	Herb & Vitamin Depot	1,400
405	AVAILABLE	1,400
407	Salon Rouge	1,400
409	Weight Watchers	1,400
TOTAL SF		
		46,700

315 Total Property Parking	
322 General Parking Spaces	8 Handicap Parking Spaces



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