

ACWORTH VILLAGE RETAIL CENTER

8492 Hiram Acworth Hwy | Dallas, GA

BROKER: DEBRA SEVER



The Property

Location	8492 Hiram Acworth Hwy Dallas, GA 30157
County	Paulding
APN	055.4.4.023.0000
Year Built	2008



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,133	47,417	98,724



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$122,341	\$155,233	\$158,280



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,239	14,747	31,807

Location Summary

Acworth Village offers a strong retail location in the heart of North Paulding, positioned to capture traffic from surrounding neighborhoods, schools, and community destinations. The center benefits from a diverse tenant mix, convenient ingress and egress, and a layout well-suited for restaurant, wellness, fitness, beauty, medical, professional, and service-based users.

The property is ideal for businesses that rely on repeat local customers, family traffic, appointment-based services, and neighborhood visibility. With multiple suite sizes available, tenants have the ability to select the footprint that best supports their concept and growth strategy.

The Space

Suite	Square Feet
129 AVAILABLE	1,267
215 AVAILABLE	1,575
211 AVAILABLE	1,082



Property Features

TOTAL TENANTS	11
GLA (SF)	21,082
LAND ACRES	3.94
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LEASE TYPE	NNN



HIGHLIGHTS

- Prominent frontage along Hiram Acworth Highway / GA-92
- Established retail center serving the Dallas, Acworth, and North Paulding market
- Convenient access near Cedarcrest Road and Highway 92
- Ample on-site parking for customers and staff
- Strong fit for service retail, restaurant, wellness, fitness, medical, education, and professional users
- Surrounded by established residential communities and family-oriented demand drivers
- Flexible suite sizes available for a variety of business concepts



Crossroads Public Library

Arkenstone
Paintball & Airsoft



Allatoona High School

Dallas Acworth Hwy



and W. Russell
mentary School



Allatoona Creek Park

and Dog Park



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,200	17,197	41,570
2010 Population	4,509	30,639	68,783
2019 Population	5,645	38,453	83,431
2024 Population	6,302	43,362	93,705
2019 African American	868	4,940	10,596
2019 American Indian	19	117	251
2019 Asian	93	845	2,065
2019 Hispanic	403	2,398	5,185
2019 Other Race	128	625	1,378
2019 White	4,400	31,005	67,132
2019 Multiracial	137	912	1,978
2019-2024: Population: Growth Rate	11.15 %	12.15 %	11.75 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	77	368	893
\$15,000-\$24,999	55	320	816
\$25,000-\$34,999	95	413	957
\$35,000-\$49,999	108	791	2,212
\$50,000-\$74,999	262	1,847	4,292
\$75,000-\$99,999	484	2,283	4,457
\$100,000-\$149,999	345	2,890	6,152
\$150,000-\$199,999	244	1,878	4,118
\$200,000 or greater	90	1,260	2,763
Median HH Income	\$87,056	\$100,031	\$97,820
Average HH Income	\$102,219	\$120,876	\$118,527

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	810	5,638	13,736
2010 Total Households	1,448	9,688	22,152
2019 Total Households	1,761	12,051	26,662
2024 Total Households	1,952	13,562	29,846
2019 Average Household Size	3.21	3.18	3.12
2000 Owner Occupied Housing	727	5,209	12,488
2000 Renter Occupied Housing	50	276	850
2019 Owner Occupied Housing	1,610	11,261	24,426
2019 Renter Occupied Housing	151	791	2,235
2019 Vacant Housing	120	590	1,186
2019 Total Housing	1,881	12,641	27,848
2024 Owner Occupied Housing	1,793	12,748	27,599
2024 Renter Occupied Housing	159	814	2,247
2024 Vacant Housing	160	714	1,339
2024 Total Housing	2,112	14,276	31,185
2019-2024: Households: Growth Rate	10.40 %	11.95 %	11.40 %

Source: esri

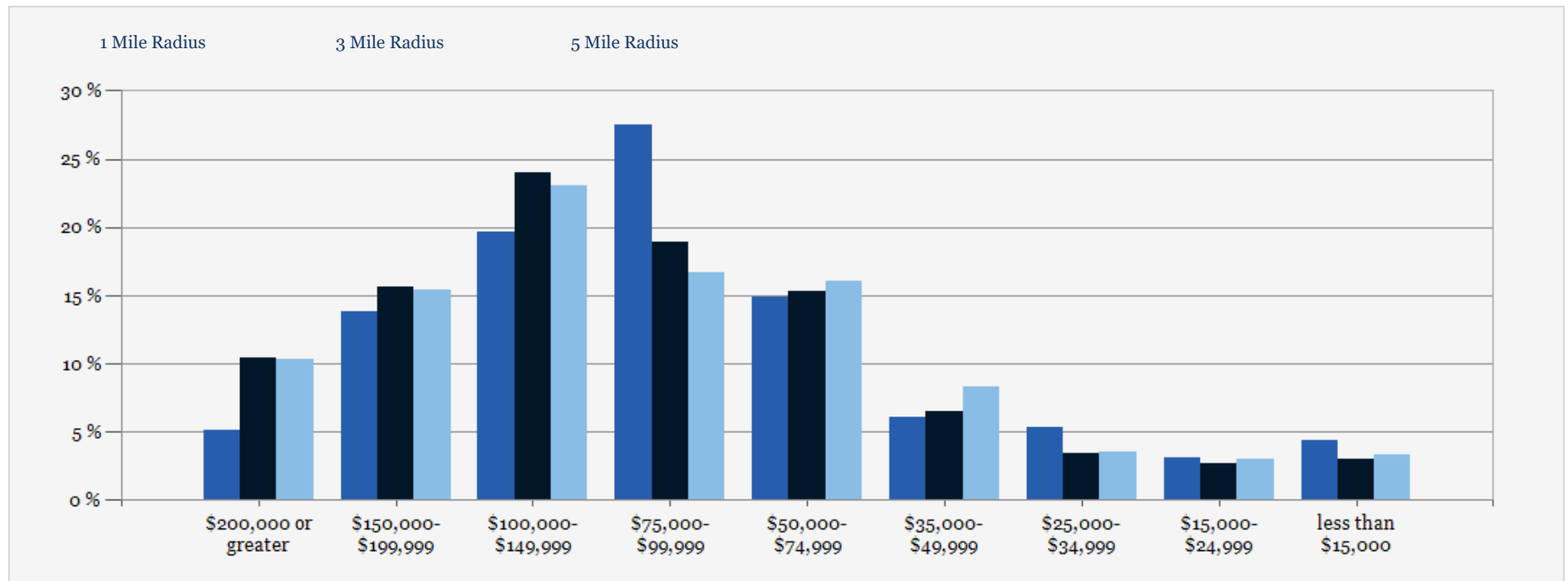
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	450	2,456	5,305
2019 Population Age 35-39	529	2,755	5,543
2019 Population Age 40-44	453	2,748	5,678
2019 Population Age 45-49	419	3,072	6,548
2019 Population Age 50-54	368	2,973	6,628
2019 Population Age 55-59	307	2,805	6,437
2019 Population Age 60-64	247	2,068	4,869
2019 Population Age 65-69	192	1,485	3,495
2019 Population Age 70-74	117	996	2,364
2019 Population Age 75-79	69	581	1,404
2019 Population Age 80-84	43	301	706
2019 Population Age 85+	30	222	555
2019 Population Age 18+	3,931	27,854	61,754
2019 Median Age	35	36	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,344	\$83,945	\$81,337
Average Household Income 25-34	\$90,805	\$97,754	\$96,847
Median Household Income 35-44	\$101,634	\$110,880	\$110,360
Average Household Income 35-44	\$114,710	\$128,214	\$126,302
Median Household Income 45-54	\$99,843	\$120,358	\$116,736
Average Household Income 45-54	\$119,211	\$142,871	\$139,089
Median Household Income 55-64	\$82,283	\$102,480	\$102,818
Average Household Income 55-64	\$98,428	\$129,285	\$128,925
Median Household Income 65-74	\$71,797	\$78,276	\$76,118
Average Household Income 65-74	\$76,965	\$98,718	\$97,851
Average Household Income 75+	\$58,768	\$64,430	\$62,062

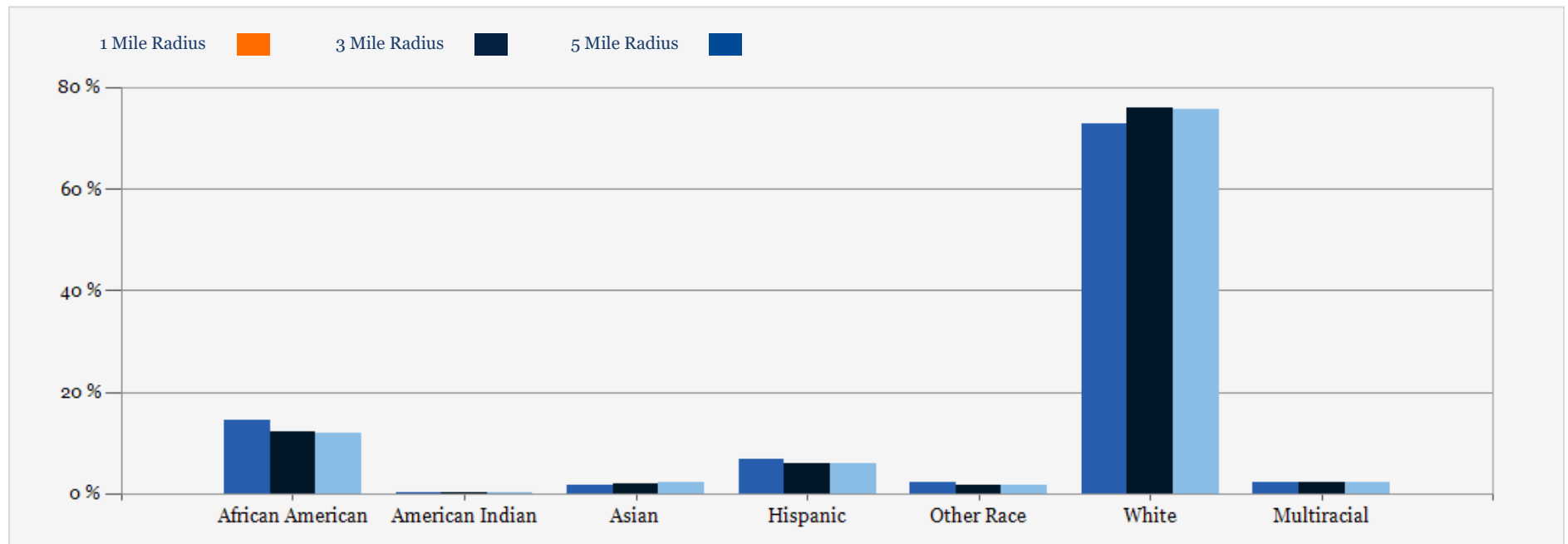
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	563	3,447	7,703
2024 Population Age 35-39	584	3,460	7,369
2024 Population Age 40-44	513	3,190	6,475
2024 Population Age 45-49	408	2,855	5,938
2024 Population Age 50-54	398	3,134	6,666
2024 Population Age 55-59	329	2,817	6,434
2024 Population Age 60-64	322	2,684	6,257
2024 Population Age 65-69	248	1,991	4,696
2024 Population Age 70-74	148	1,293	3,093
2024 Population Age 75-79	96	866	2,101
2024 Population Age 80-84	59	484	1,127
2024 Population Age 85+	41	307	743
2024 Population Age 18+	4,453	31,837	70,159
2024 Median Age	35	37	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,665	\$89,029	\$88,106
Average Household Income 25-34	\$101,281	\$106,666	\$107,238
Median Household Income 35-44	\$108,258	\$118,473	\$118,703
Average Household Income 35-44	\$127,818	\$140,846	\$139,918
Median Household Income 45-54	\$112,589	\$127,414	\$124,764
Average Household Income 45-54	\$133,545	\$152,914	\$149,869
Median Household Income 55-64	\$86,758	\$107,082	\$109,498
Average Household Income 55-64	\$110,816	\$138,683	\$140,994
Median Household Income 65-74	\$76,551	\$83,419	\$83,810
Average Household Income 65-74	\$86,510	\$111,170	\$112,598
Average Household Income 75+	\$66,188	\$71,729	\$71,723

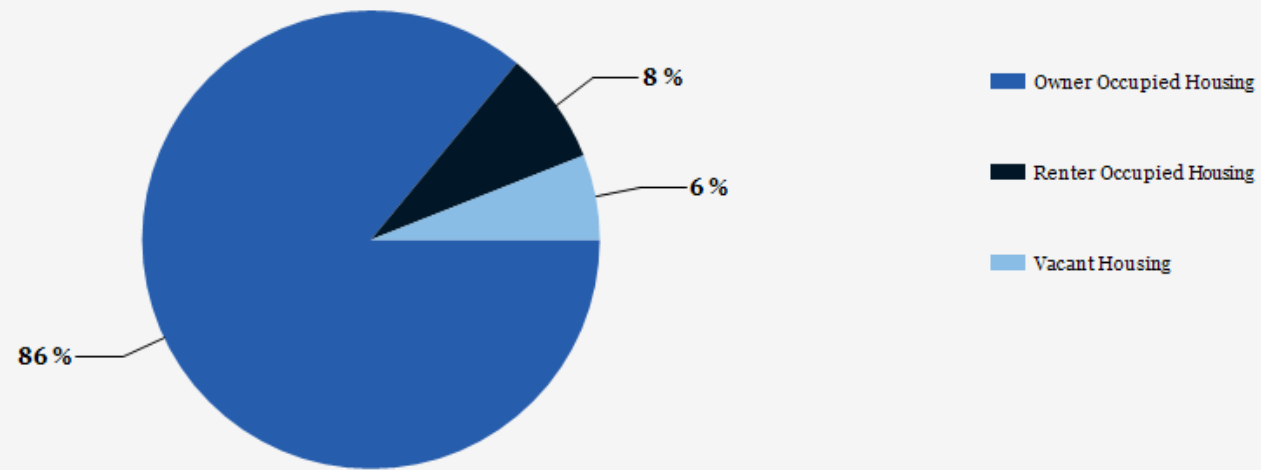
2019 Household Income



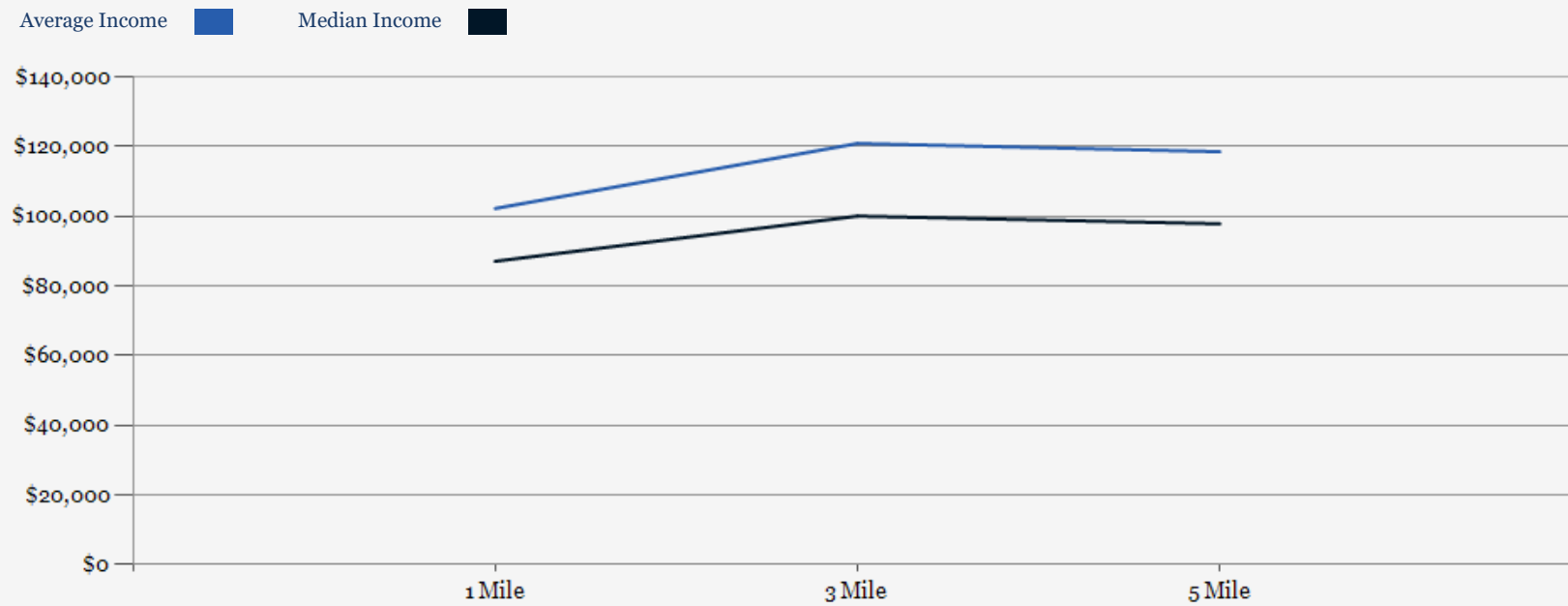
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Acworth Village Retail Center

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