

HIRAM CROSSING

4272 Jimmy Lee Smith Parkway, Hiram, GA 30141



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	34,707 SF
Available SF:	2,975 SF

PROPERTY OVERVIEW

Hiram Crossing is located at the corner of Jimmy Lee Smith Pkwy (Hwy 278) and Hwy 92, a shadow center to Wal Mart.

SPACES	LEASE RATE		SPACE SIZE
2219 - D	Negotiable		2,975 SF
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	952	25,927	100,550
Total Population	2,614	73,598	294,174
Average HH Income	\$64,081	\$69,957	\$77,603

AUSTIN SUMNER PROPERTIES

706.353.1039

brokerage@as-prop.com



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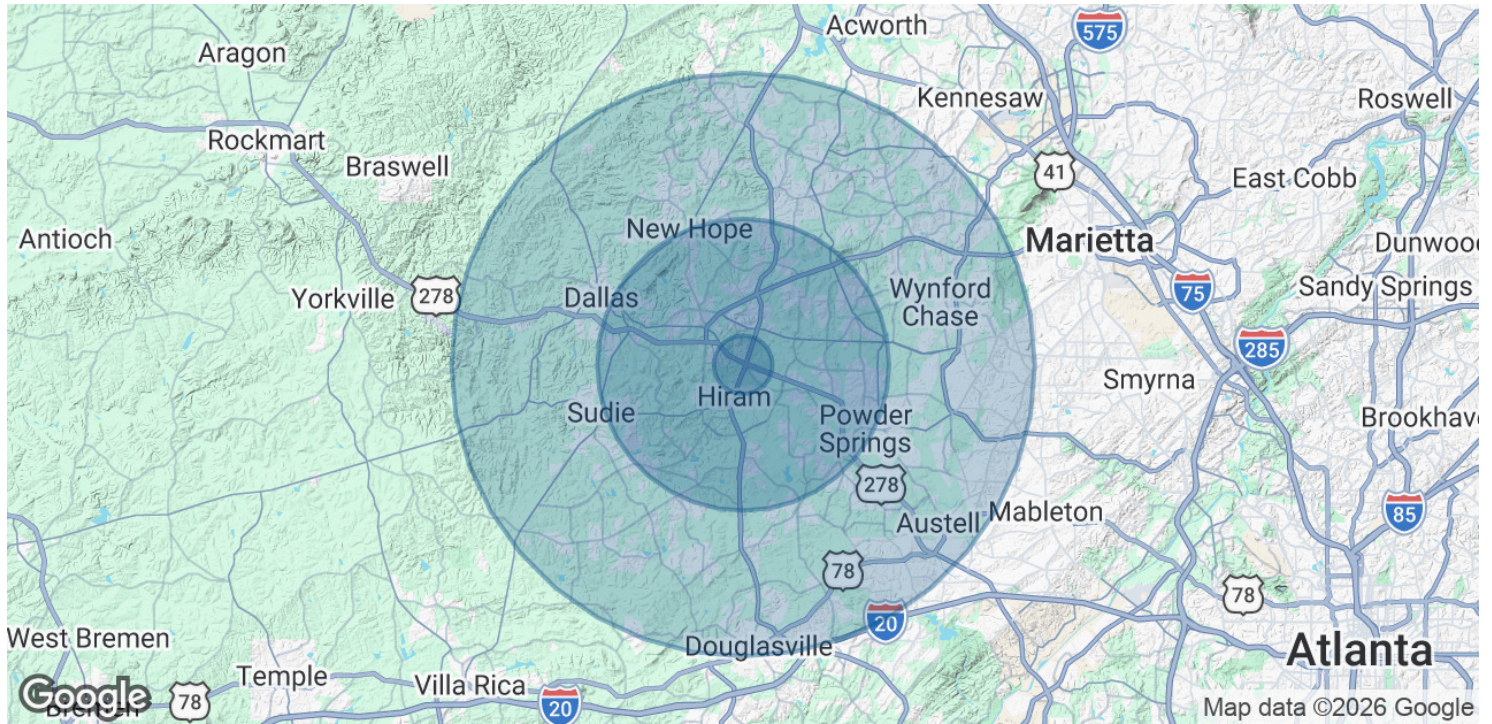
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,614	73,598	294,174
Average age	33.3	34.5	35.0
Average age (Male)	32.8	34.1	34.1
Average age (Female)	32.5	35.0	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	952	25,927	100,550
# of persons per HH	2.7	2.8	2.9
Average HH income	\$64,081	\$69,957	\$77,603
Average house value	\$166,556	\$184,367	\$225,078

* Demographic data derived from 2020 ACS - US Census

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LEGEND

Available

Leased

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,975 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE
2212	Velox Insurance	1,200 SF
2213-C	Lizbeth Hair Salon	1,500 SF
2214-B	Subway	1,500 SF
2216 - A-E	AT&T	3,722 SF
2216-F	Rainbow Shop	9,840 SF
2217	Asian Express	2,750 SF
2218-G	-	2,750 SF
2219 - D	Available	2,975 SF
2220-H	Aaron Rents	8,470 SF

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