

TOWN CREEK CENTER

Dallas Acworth Highway | Dallas, GA



THE SPACE

Location	Dallas Acworth Highway, Dallas, GA, 30132
COUNTY	Paulding
Cross Street	Seven Hills Connector
Traffic Count	17,477

HIGHLIGHTS

- UPCOMING RETAIL AND RESTAURANT SPACE
- OVER 17,000 CARS PER DAY
- LOCATED IN FASTEST GROWING AREA IN NORTH PAULDING
- SURROUNDED BY SUB-DIVISIONS
- SHORT DISTANCE TO COBB PARKWAY



MK GROUP PROPERTIES, LLC
 TOWN CREEK CENTER - GAS STATION
 DALLAS, GA
 12/1/2021



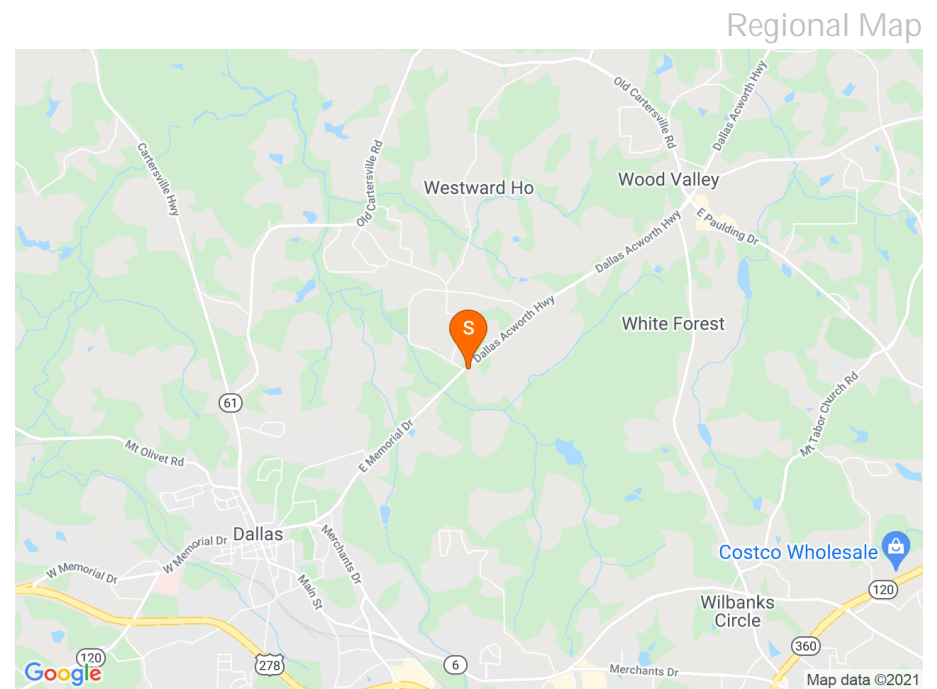
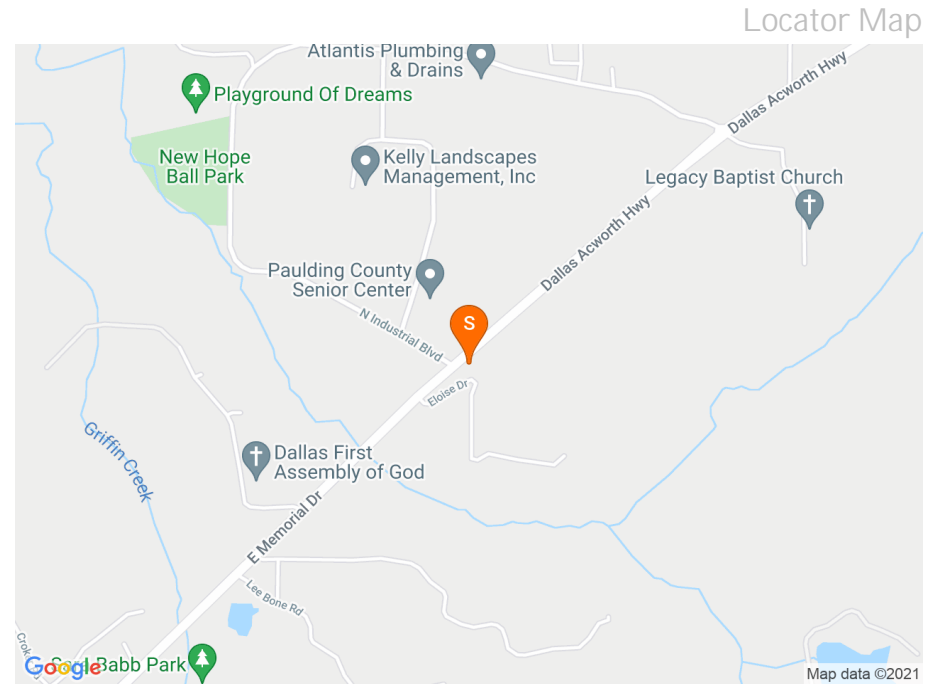
Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
101	VACANT	1	1504-4696	\$22	NNN	MAX CONTIG. ENDCAP
103	VACANT	1	1,556	\$22	NNN	INTERIOR SPACE
105	VACANT	1	1,636	\$22	NNN	END CAP
107	VACANT	1	1,504	\$22	NNN	END CAP
109	VACANT	1	1,556	\$22	NNN	INTERIOR SPACE
111	VACANT	1	1,636	\$22	NNN	END CAP

PROPERTY FEATURES

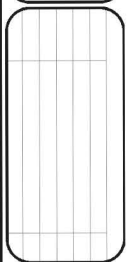
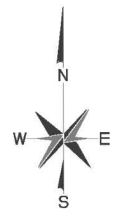
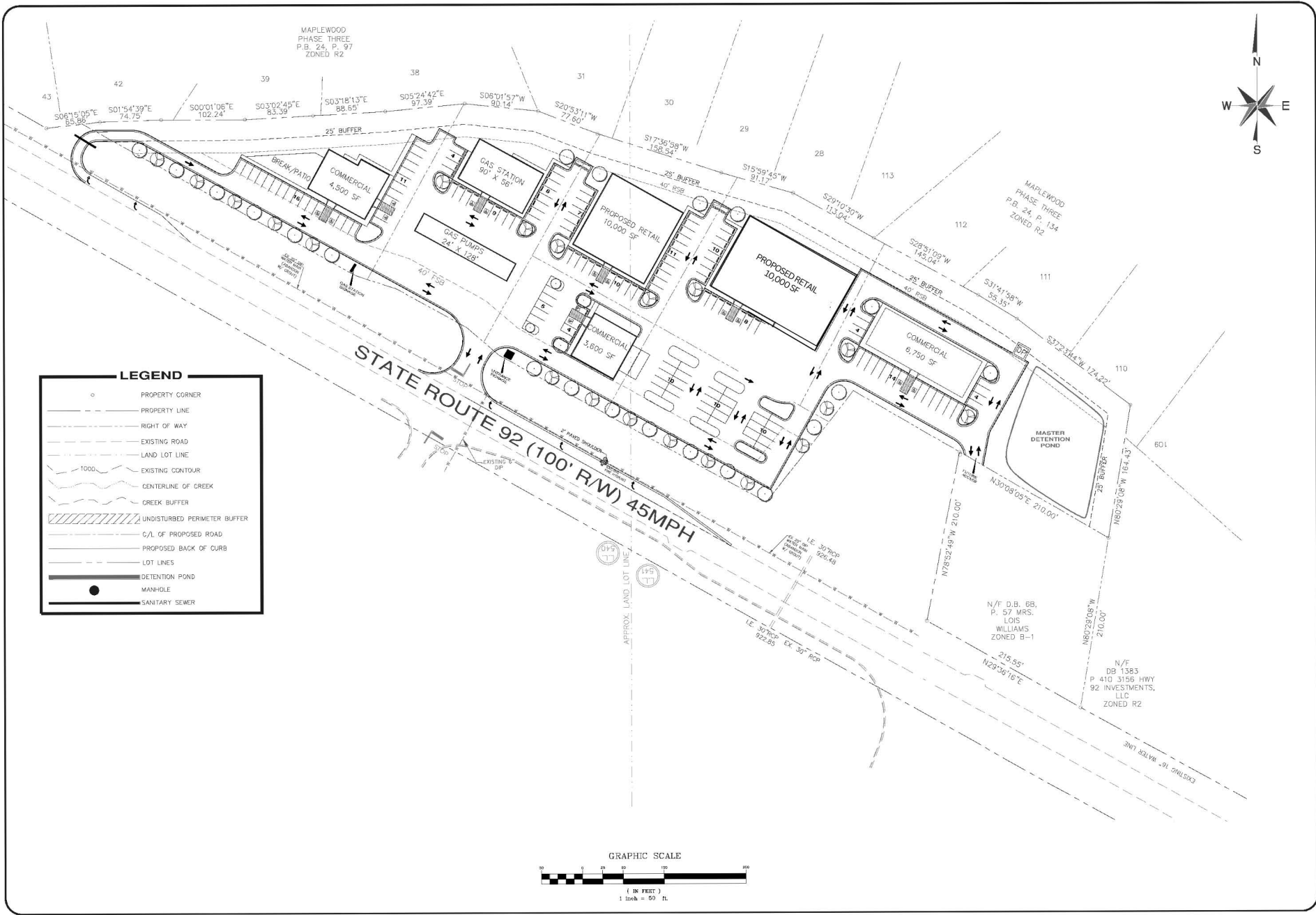
GLA (SF)	12,500
YEAR BUILT	2022
BUILDING CLASS	B



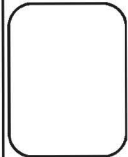
- Town Creek Center is a multi-building property featuring retail and restaurant space. Located off of highway 92 on Dallas Acworth Highway; the fastest growing area of North Paulding. This fantastic location is surrounded by award-winning subdivisions and is only a short distance to Cobb Parkway. Retail building has a minimum square footage of 1,504 sf and maximum of 4,696 sf. Traffic count is more than 17,000 cars per day.
- Two free-standing buildings are available for lease. One featuring drive-through access

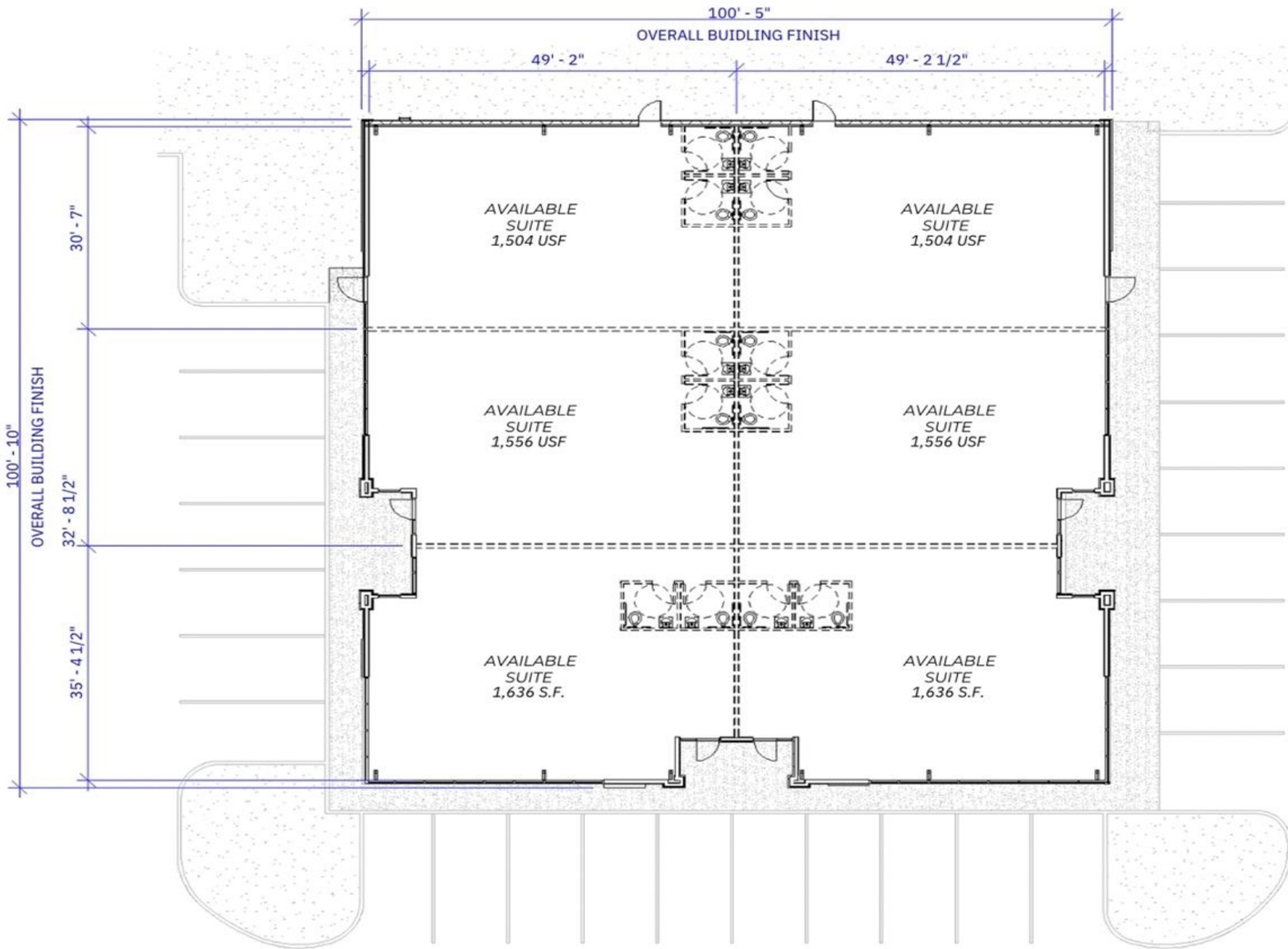






TOWNE CREEK





MK GROUP PROPERTIES, LLC
TOWN CREEK CENTER - RETAIL BUILDING
 ACWORTH, GA



This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

Town Creek

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	860	13,747	31,849
2010 Population	1,364	23,334	54,884
2021 Population	1,503	28,830	70,325
2026 Population	1,635	31,351	77,549
2021 African American	328	7,748	17,778
2021 American Indian	3	95	255
2021 Asian	24	386	1,017
2021 Hispanic	114	2,343	5,722
2021 Other Race	44	772	1,781
2021 White	1,058	18,888	47,285
2021 Multiracial	44	909	2,154
2021-2026: Population: Growth Rate	8.50 %	8.45 %	9.85 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	28	908	1,722
\$15,000-\$24,999	56	949	1,708
\$25,000-\$34,999	33	770	1,596
\$35,000-\$49,999	73	1,422	3,163
\$50,000-\$74,999	52	2,241	4,865
\$75,000-\$99,999	44	1,498	4,172
\$100,000-\$149,999	73	1,776	4,633
\$150,000-\$199,999	41	698	1,882
\$200,000 or greater	4	209	579
Median HH Income	\$54,384	\$60,643	\$68,802
Average HH Income	\$72,284	\$73,721	\$79,711

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	243	5,291	11,714
2010 Total Households	339	8,467	19,070
2021 Total Households	405	10,471	24,320
2026 Total Households	438	11,386	26,793
2021 Average Household Size	3.68	2.72	2.87
2000 Owner Occupied Housing	164	3,672	8,935
2000 Renter Occupied Housing	72	1,331	2,196
2021 Owner Occupied Housing	338	7,584	19,355
2021 Renter Occupied Housing	67	2,887	4,965
2021 Vacant Housing	18	835	1,831
2021 Total Housing	423	11,306	26,151
2026 Owner Occupied Housing	367	8,439	21,705
2026 Renter Occupied Housing	71	2,947	5,088
2026 Vacant Housing	28	1,091	2,438
2026 Total Housing	466	12,477	29,231
2021-2026: Households: Growth Rate	7.90 %	8.45 %	9.80 %



Source: esri

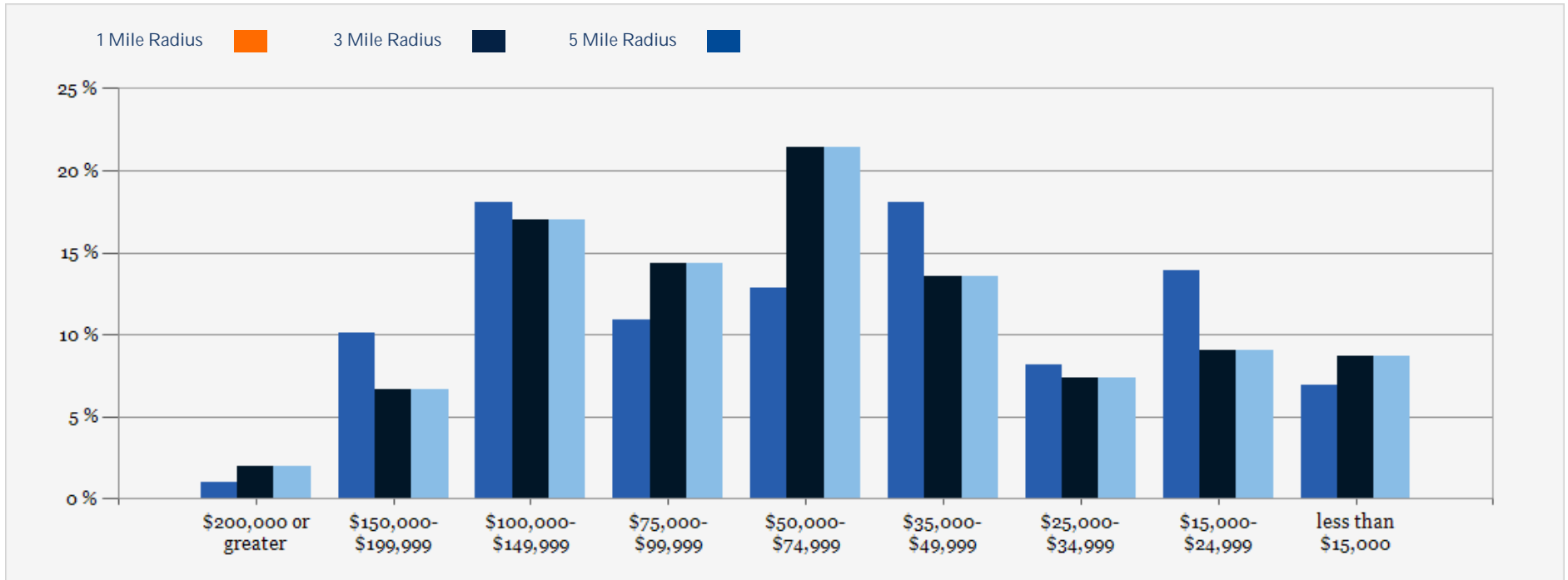
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	104	2,080	5,202
2021 Population Age 35-39	113	2,011	5,001
2021 Population Age 40-44	116	2,000	4,930
2021 Population Age 45-49	106	1,942	4,917
2021 Population Age 50-54	97	1,940	4,834
2021 Population Age 55-59	95	1,742	4,316
2021 Population Age 60-64	77	1,435	3,611
2021 Population Age 65-69	53	1,081	2,751
2021 Population Age 70-74	47	956	2,205
2021 Population Age 75-79	29	622	1,365
2021 Population Age 80-84	19	351	753
2021 Population Age 85+	13	322	634
2021 Population Age 18+	1,122	21,447	52,183
2021 Median Age	36	35	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,305	\$61,413	\$66,302
Average Household Income 25-34	\$64,802	\$74,423	\$77,705
Median Household Income 35-44	\$81,204	\$76,968	\$86,087
Average Household Income 35-44	\$84,877	\$86,669	\$92,276
Median Household Income 45-54	\$59,327	\$71,314	\$79,687
Average Household Income 45-54	\$73,274	\$82,526	\$89,307
Median Household Income 55-64	\$63,241	\$61,534	\$69,120
Average Household Income 55-64	\$79,853	\$73,410	\$79,196
Median Household Income 65-74	\$48,083	\$51,568	\$56,075
Average Household Income 65-74	\$73,821	\$62,770	\$68,397
Average Household Income 75+	\$42,718	\$44,798	\$49,548

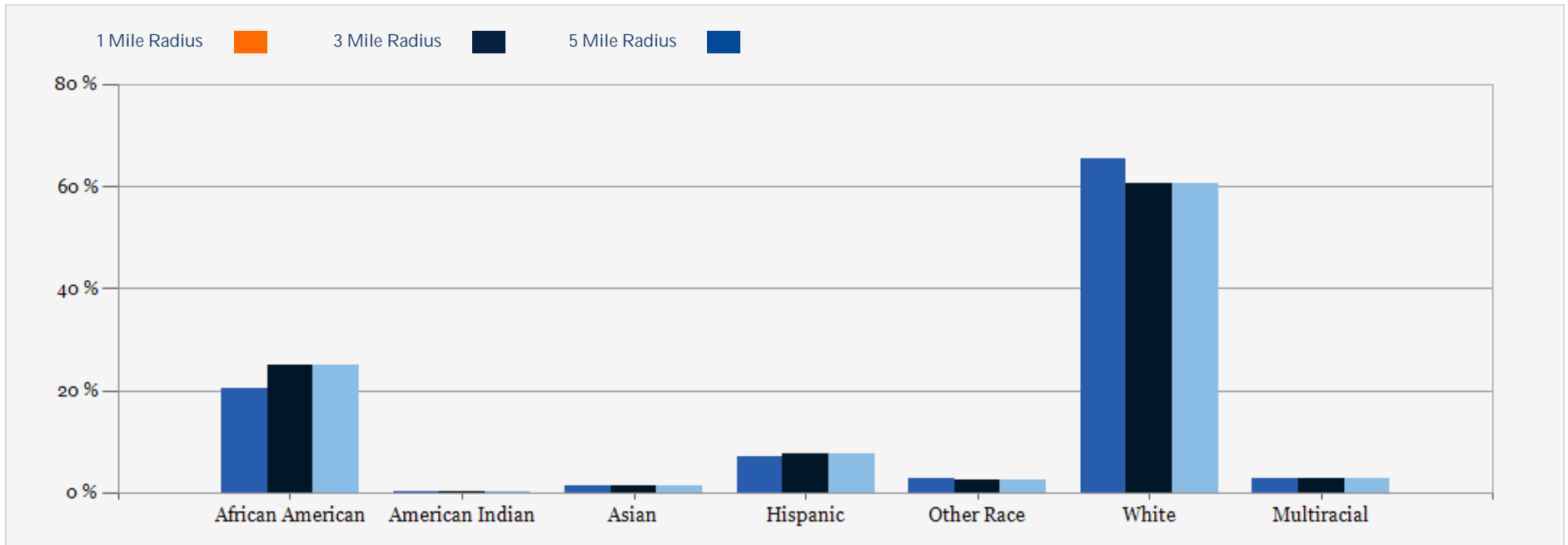
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	147	2,604	6,647
2026 Population Age 35-39	116	2,211	5,865
2026 Population Age 40-44	116	2,023	5,106
2026 Population Age 45-49	113	1,966	4,870
2026 Population Age 50-54	99	1,868	4,768
2026 Population Age 55-59	92	1,859	4,656
2026 Population Age 60-64	88	1,650	4,133
2026 Population Age 65-69	70	1,340	3,412
2026 Population Age 70-74	47	956	2,435
2026 Population Age 75-79	38	790	1,861
2026 Population Age 80-84	21	472	1,059
2026 Population Age 85+	16	346	736
2026 Population Age 18+	1,216	23,307	57,618
2026 Median Age	35	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,394	\$67,786	\$74,304
Average Household Income 25-34	\$73,343	\$83,170	\$86,652
Median Household Income 35-44	\$101,005	\$85,795	\$95,974
Average Household Income 35-44	\$96,209	\$96,403	\$102,524
Median Household Income 45-54	\$75,968	\$76,908	\$84,574
Average Household Income 45-54	\$84,602	\$90,872	\$98,239
Median Household Income 55-64	\$84,242	\$68,678	\$76,594
Average Household Income 55-64	\$92,237	\$82,427	\$88,702
Median Household Income 65-74	\$53,892	\$56,171	\$62,090
Average Household Income 65-74	\$83,592	\$71,623	\$78,187
Average Household Income 75+	\$47,698	\$53,092	\$58,027

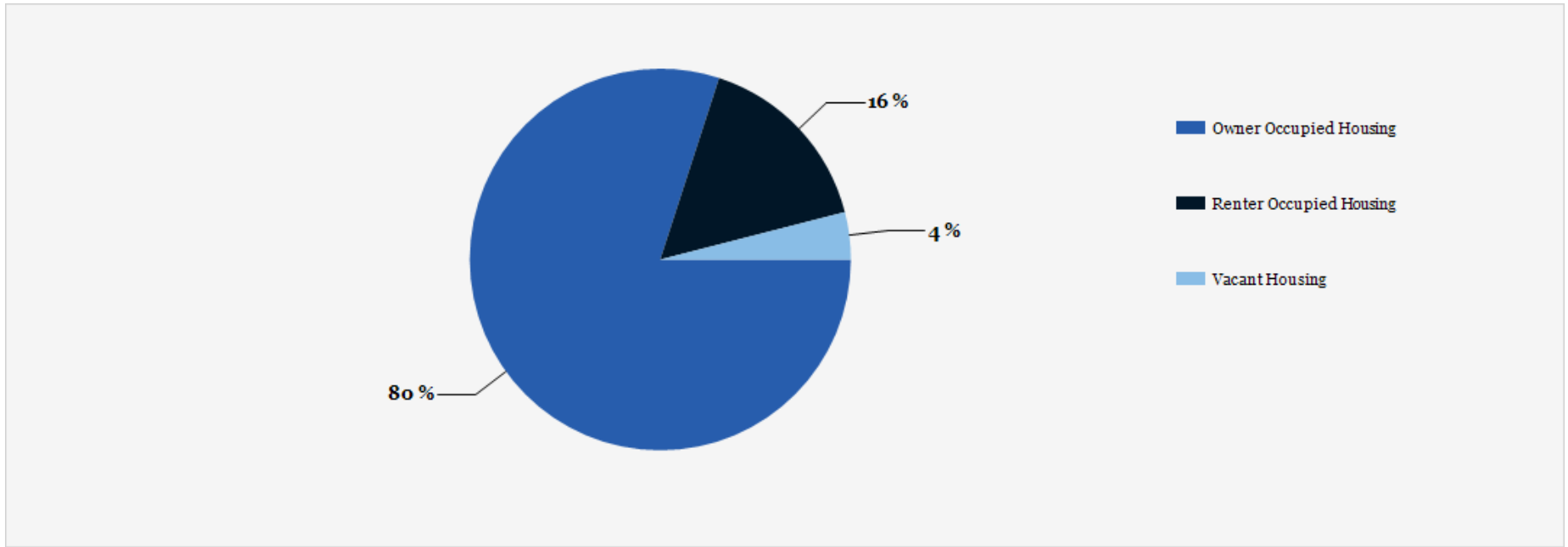
2021 Household Income



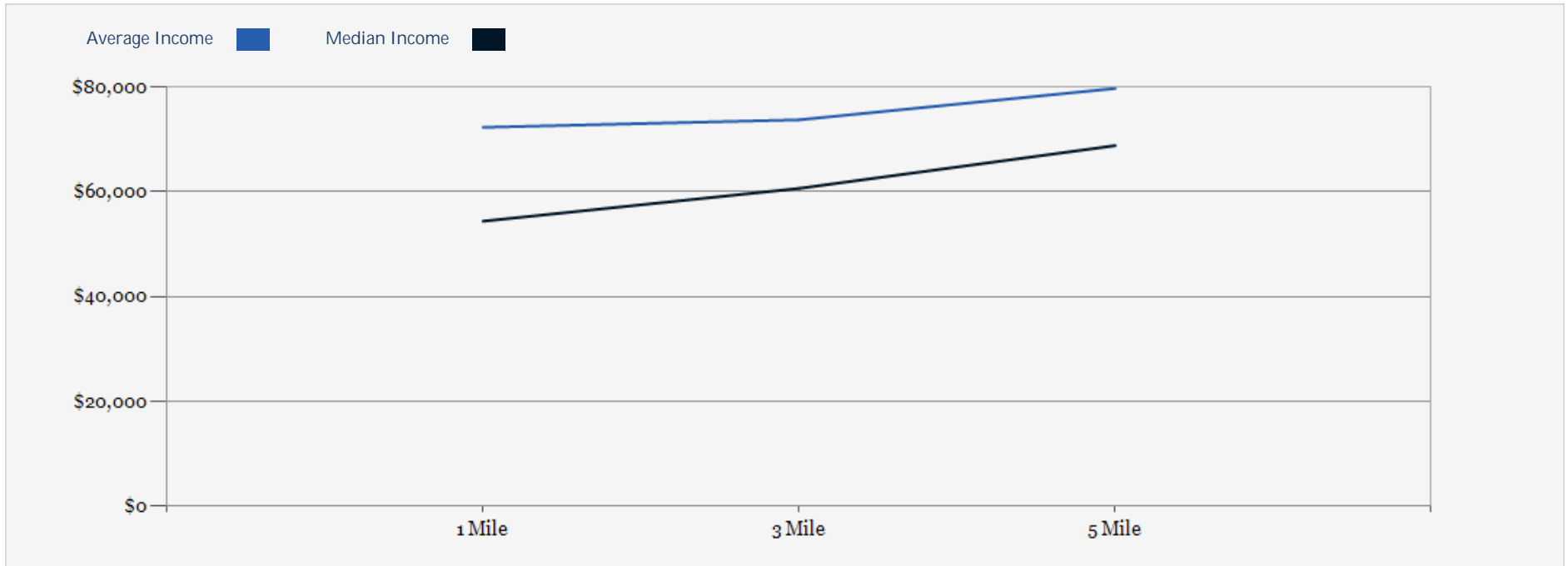
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Town Creek Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sever Consulting and Management Group and it should not be made available to any other person or entity without the written consent of Sever Consulting and Management Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sever Consulting and Management Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sever Consulting and Management Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sever Consulting and Management Group has not verified, and will not verify, any of the information contained herein, nor has Sever Consulting and Management Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Debra Sever

Broker

(678) 849-6884

Debra@severcmg.com

