

# HIRAM PAVILION

HIRAM, GA

**Hiram Pavilion** is a regionally dominant 362,647 SF high performing retail center located along the main retail artery in Hiram, GA. The property is anchored by a strong line-up of category dominant retailers including Ross Dress for Less, Marshalls, Michaels, PetSmart, Five Below, Kirkland's, Dollar Tree, Rack Room Shoes, Kohl's, HomeGoods, ULTA, and Old Navy. The property is shadow anchored by Target and Sam's Club.

## LEASINGCONTACT

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## PROPERTY INFORMATION

### Address

5220 Jimmy Lee Smith Parkway  
Hiram, GA 30141

### GLA

362,647 ± SF

### Parking

1,202 Spaces

### Anchors

Target (shadow), Home Goods, Ross  
Dress for Less, Kohls, Marshalls,  
Michaels, Ulta, PetSmart, Kirkland, Old  
Navy, Five Below, Sam's Club (shadow)





# MARKET AERIAL



Walmart  
Save money. Live better.



Paulding Commons

Academy  
SPORTS + OUTDOORS  
planet fitness  
HOBBY LOBBY

Paulding Pavilion

Bargain Hunt

Hiram Crossing

Walmart  
Save money. Live better.

CVS  
pharmacy

BEST BUY  
jcp



HIRAM PAVILION

Marshalls.

ROSS  
DRESS FOR LESS

FIVE BELOW

PET SMART

Michaels  
Where Creativity Happens

TARGET

KIRKLAND'S  
YOUR HOME. YOUR STORE.

KOHL'S  
expect great things

HomeGoods

DOLLAR TREE

OLD NAVY

SHOE STATION

ULTA  
BEAUTY

RACK ROOM  
SHOES

Sam's  
CLUB

AMC  
THEATRES



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# SITE PLAN

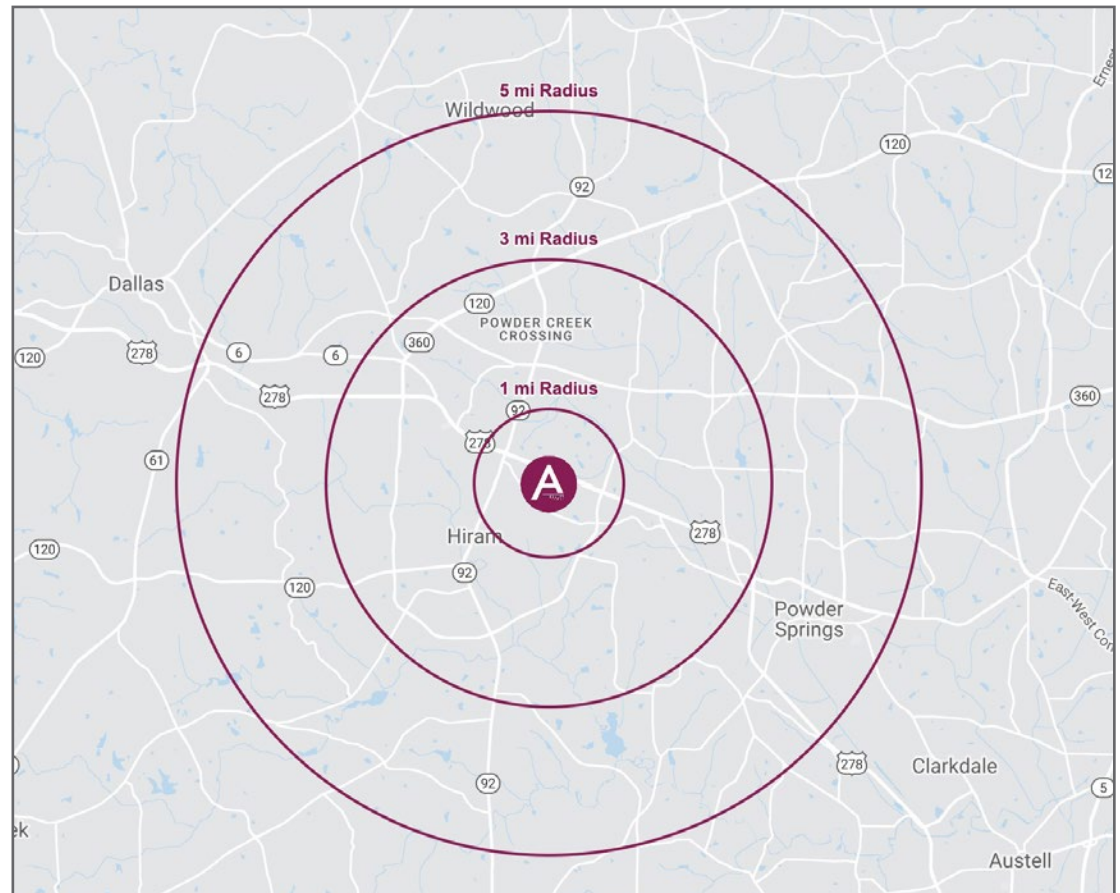


## TENANT ROSTER

|                                  |           |                                         |           |                                      |          |
|----------------------------------|-----------|-----------------------------------------|-----------|--------------------------------------|----------|
| 1. Ross Dress for Less .....     | 30,187 sf | 13. Rack Room Shoes .....               | 8,000 sf  | 25. Mattress Firm .....              | 4,000 sf |
| 2. Bath & Body Works .....       | 3,200 sf  | 14. PetSmart .....                      | 15,339 sf | 26. Fantastic Sam's .....            | 1,400 sf |
| 3. The UPS Store .....           | 1,900 sf  | 15. Michaels .....                      | 23,828 sf | 27. Allure Nail Spa .....            | 2,800 sf |
| 4. H&R Block .....               | 2,500 sf  | 16. Marshalls .....                     | 30,000 sf | 28. Xfinity .....                    | 2,300 sf |
| 5. Miniso .....                  | 5,000 sf  | 17. Five Below .....                    | 14,337 sf | 29. North Georgia Orthodontics ..... | 2,400 sf |
| 6. Kohl's .....                  | 86,584 sf | 18. Old Navy .....                      | 13,890 sf | 30. The Joint .....                  | 1,600 sf |
| 7. Sally Beauty Supply .....     | 1,500 sf  | 19. Kirkland's .....                    | 10,029 sf | 31. Pacific Dental .....             | 2,800 sf |
| 8. HomeGoods .....               | 18,068 sf | 20. Dollar Tree .....                   | 10,000 sf | 32. Chase Bank .....                 | 3,750 sf |
| 9. Shoe Station .....            | 20,799 sf | 21. O'Charley's .....                   | 7,000 sf  | 33. GameStop .....                   | 1,800 sf |
| 10. Ulta .....                   | 12,000 sf | 22. Blue Taki Japanese Restaurant ..... | 4,737 sf  | 34. Great Clips .....                | 1,200 sf |
| 11. Nail Salon .....             | 1,200 sf  | 23. Tequila Mexican Restaurant .....    | 4,000 sf  | 35. Crumbl Cookies .....             | 2,100 sf |
| 12. Hibbett Sporting Goods ..... | 5,000 sf  | 24. The Juicy Crab .....                | 4,999 sf  | 36. Pacific Dental Services .....    | 2,400 sf |



# DEMOGRAPHICS



## DEMOGRAPHICS

|             |                                                                                       | 1 MI.    | 3 MI.     | 5 MI.     |
|-------------|---------------------------------------------------------------------------------------|----------|-----------|-----------|
| POPULATION  |  | 2,024    | 31,633    | 93,212    |
| HOUSEHOLDS  |  | 896      | 11,270    | 33,888    |
| AVERAGE HHI |  | \$97,334 | \$119,694 | \$125,919 |