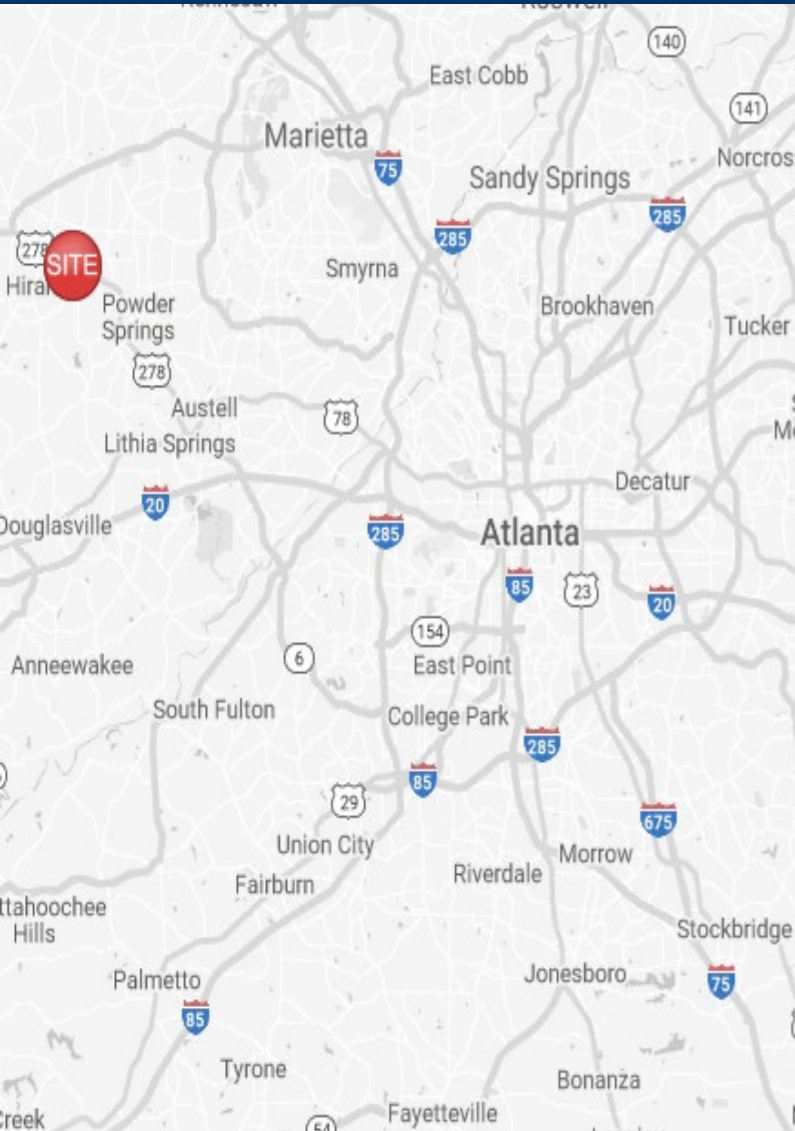


# Shoppes of Hiram

5739 Wendy Bagwell Parkway  
Hiram, GA 30141

RIVERWOOD  
PROPERTIES, LLC



## Leasing Contacts

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## Property Highlights

- Shoppes of Hiram is a 12,600 SF center in the heart of the retail corridor of Hiram, GA with excellent visibility on Wendy Bagwell Parkway.
- Shoppes of Hiram draws customers from Lost Mountain Sportsmen Club, Powder Creek Crossing, and Grace Baptist.
- Shoppes of Hiram has easy access to Poplar Springs Road, which easily cuts over to Macland Road.
- Retail Space Available | 1,050 SF

**Site Access:** Property is accessible from three access points and one signalized access point at Poplar Springs Road.

# Shoppes of Hiram

## TENANTS

|               |                       |           |
|---------------|-----------------------|-----------|
| 101           | TitleMax              | 2,800     |
| 105           | uBreakiFix            | 1,750     |
| 107           | Available             | 1,050     |
| 109           | Thai Mango            | 1,400     |
| 111           | Paradise Cove Tanning | 1,400     |
| 113           | PL Nails              | 1,050     |
| 115           | Little Caesar's Pizza | 1,750     |
| 117           | Coles' Cleaners       | 1,400     |
| GLA:          |                       | 12,600 SF |
| Availability: |                       | 1,050 SF  |



# SHOPPES OF HIRAM

Site Plan

# AREA DEMOGRAPHICS



2023  
Population

|        |        |
|--------|--------|
| 1 MILE | 3,446  |
| 3 MILE | 35,104 |
| 5 MILE | 93,675 |



2023 Daytime  
Population

|        |        |
|--------|--------|
| 1 MILE | 2,617  |
| 3 MILE | 10,551 |
| 5 MILE | 22,462 |



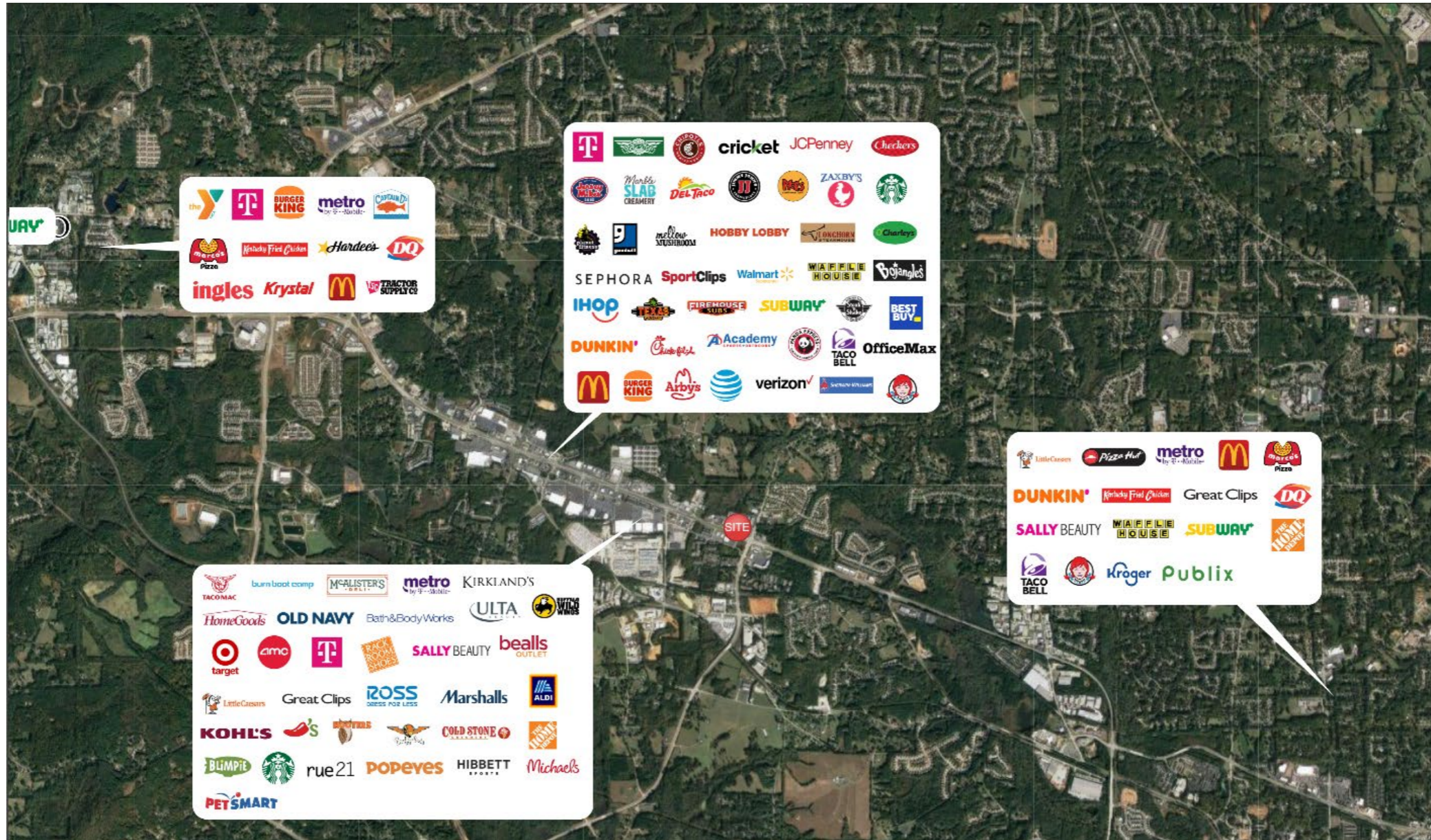
Household 2023

|        |        |
|--------|--------|
| 1 MILE | 1,387  |
| 3 MILE | 12,404 |
| 5 MILE | 32,699 |



Household  
Income

|        |           |
|--------|-----------|
| 1 MILE | \$91,921  |
| 3 MILE | \$130,349 |
| 5 MILE | \$126,994 |



## SHOPPES OF HIRAM

Trade Area Overview