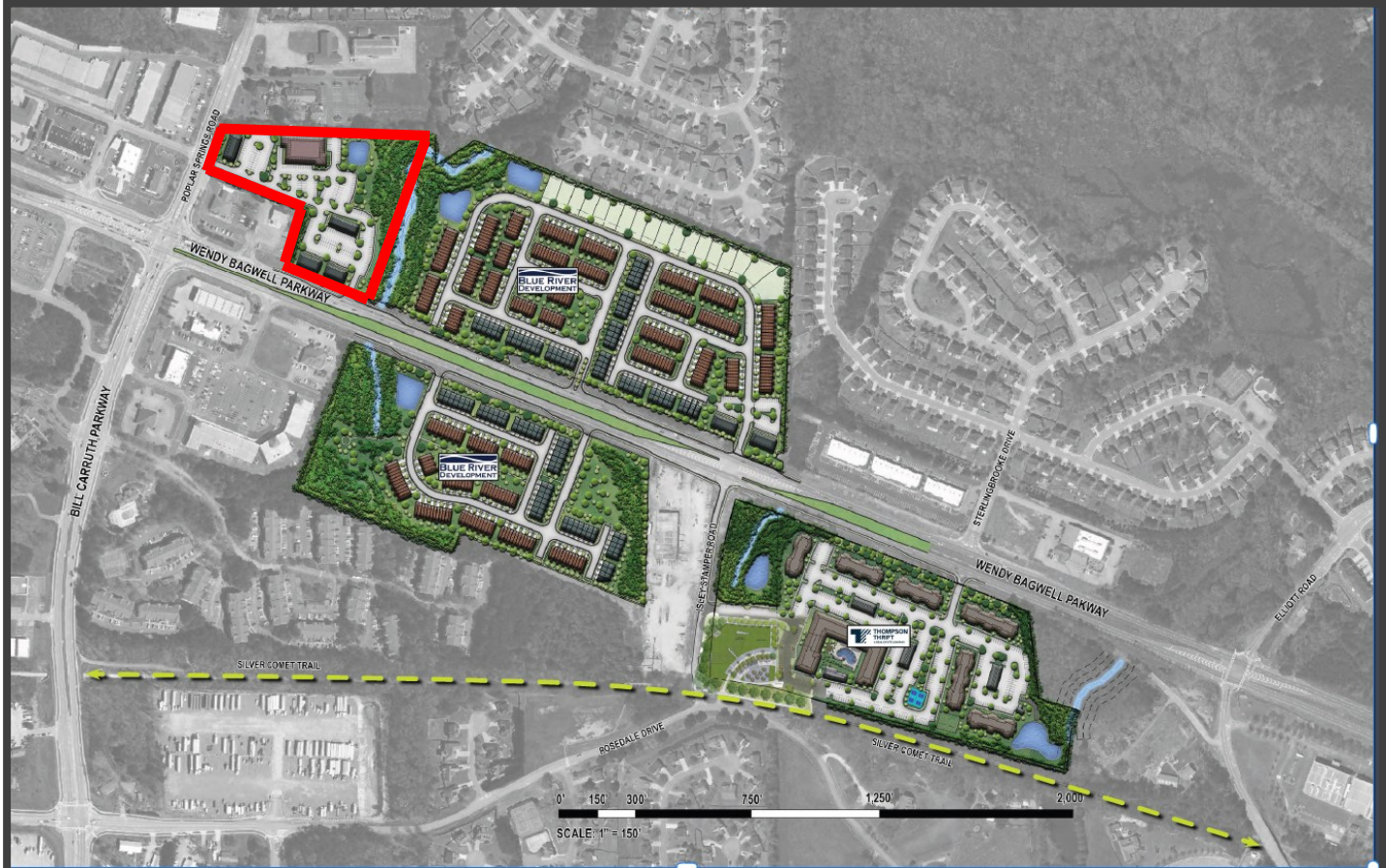


AVAILABLE FOR SALE OR LEASE

9 +/- ACRES COMMERCIAL LAND / OUTPARCELS

RETAIL SPACE MIXED USE PROJECT

WENDY BAGWELL PKY AND POPLAR SPRINGS RD
HIRAM, GA



2010	3MI	3MI	7MI
POPULATION	27,455	79,815	353,777
HOUSEHOLDS	9,615	27,478	121,139
AV. HH INCOME (2024)	\$122,932	\$121,360	\$121,029

CONTACT
ED LEE
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ed@capitalpropertiesgroup.com



CAPITAL

PROPERTIES GROUP, L.L.C.

PROPERTY HIGHLIGHTS

- ZONED COMMERCIAL
- RETAIL, RESTAURANT AND OFFICE SITES
- HIGH GROWTH CORRIDOR
- 251 APARTMENTS; 209 TOWN HOMES; 274
- SINGLE FAMILY RESIDENCES
- HWY 278 MAIN ARTERY
- CLOSE PROXIMITY TO MAJOR RETAIL BIG BOX CENTERS
- CALL FOR PRICING AND ADDITIONAL INFORMATION

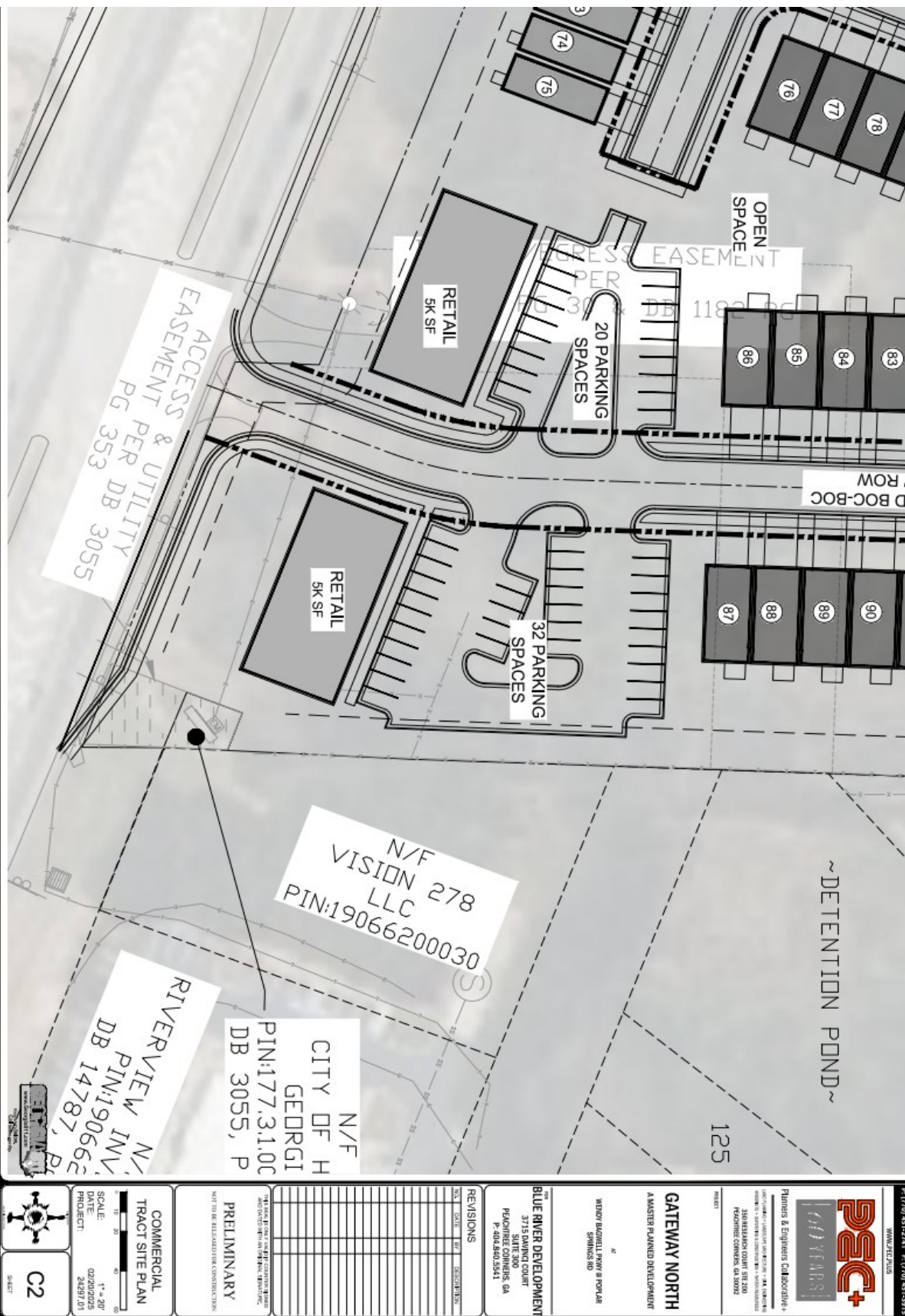
GATEWAY HIRAM GA



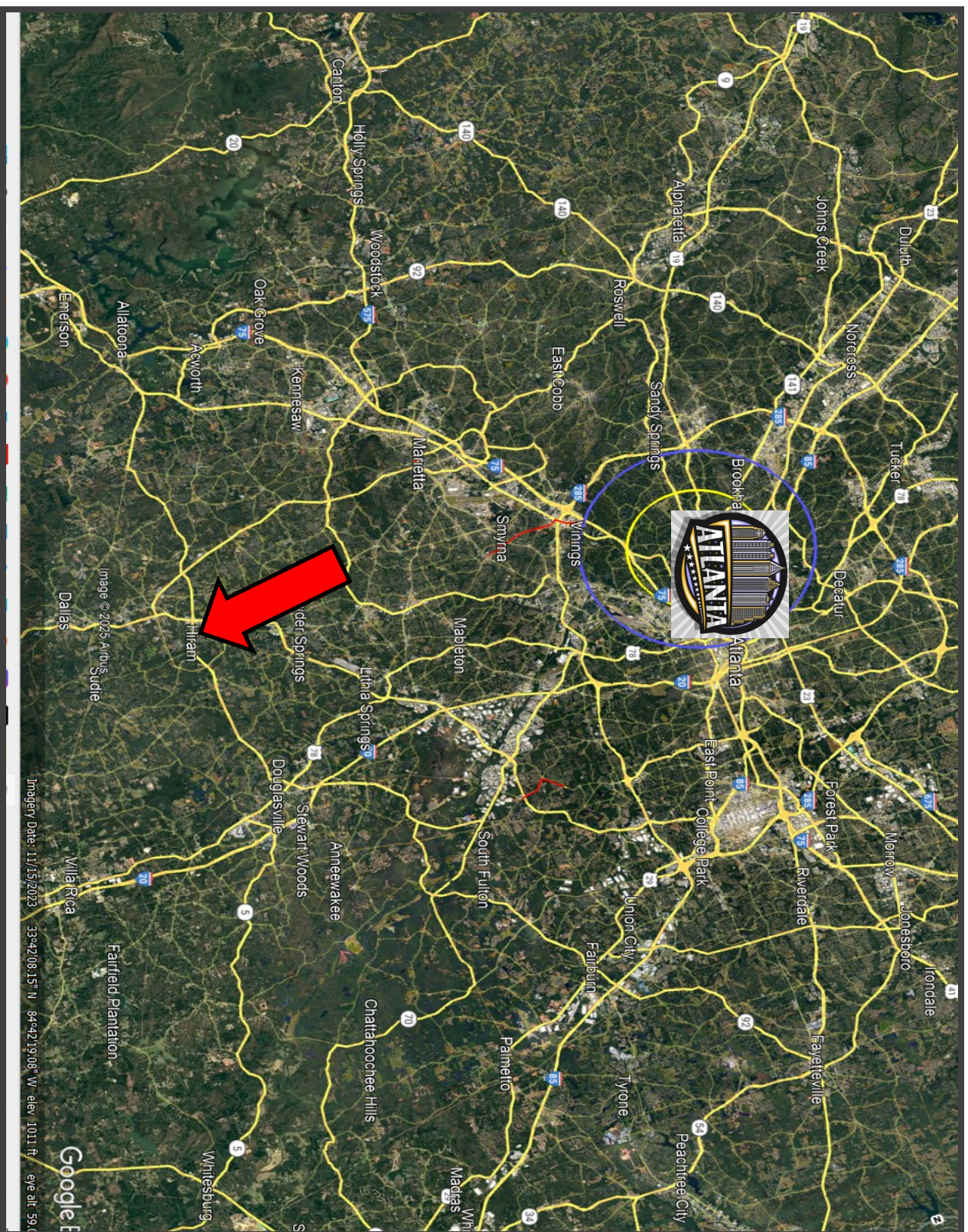
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SECRET









Executive Summary

Rings: 3, 5, 10 mile radii

82 Poplar Springs Rd, Hiram, GA 30141,

Latitude: 33.8842

Longitude: -84.7322

	3 mile	5 mile	10 mile
Population			
2010 Population	27,455	79,815	353,777
2020 Population	33,882	92,715	400,586
2024 Population	36,373	98,045	418,674
2029 Population	37,818	102,173	429,918
2010-2020 Annual Rate	2.13%	1.51%	1.25%
2020-2024 Annual Rate	1.68%	1.32%	1.04%
2024-2029 Annual Rate	0.78%	0.83%	0.53%
2020 Male Population	46.7%	47.4%	48.0%
2020 Female Population	53.3%	52.6%	52.0%
2020 Median Age	38.9	38.6	37.6
2024 Male Population	47.8%	48.4%	48.9%
2024 Female Population	52.2%	51.6%	51.1%
2024 Median Age	39.4	39.0	38.1

In the identified area, the current year population is 418,674. In 2020, the Census count in the area was 400,586. The rate of change since 2020 was 1.04% annually. The five-year projection for the population in the area is 429,918 representing a change of 0.53% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.1%	44.3%	46.6%
2024 Black Alone	42.6%	40.0%	34.8%
2024 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2024 Asian Alone	1.9%	1.8%	2.2%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	4.8%	5.1%	6.8%
2024 Two or More Races	7.9%	8.2%	9.0%
2024 Hispanic Origin (Any Race)	10.2%	11.0%	14.0%

Persons of Hispanic origin represent 14.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	113	111	109
2010 Households	9,615	27,478	121,139
2020 Households	11,938	32,139	138,831
2024 Households	12,850	34,039	145,649
2029 Households	13,482	35,761	150,538
2010-2020 Annual Rate	2.19%	1.58%	1.37%
2020-2024 Annual Rate	1.75%	1.36%	1.13%
2024-2029 Annual Rate	0.96%	0.99%	0.66%
2024 Average Household Size	2.83	2.88	2.85

The household count in this area has changed from 138,831 in 2020 to 145,649 in the current year, a change of 1.13% annually. The five-year projection of households is 150,538, a change of 0.66% annually from the current year total. Average household size is currently 2.85, compared to 2.86 in the year 2020. The number of families in the current year is 107,290 in the specified area.



Executive Summary

Rings: 3, 5, 10 mile radii

82 Poplar Springs Rd, Hiram, GA 30141,

Latitude: 33.8842

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	3 mile	5 mile	10 mile
Mortgage Income			
2024 Percent of Income for Mortgage	22.8%	22.4%	23.2%
Median Household Income			
2024 Median Household Income	\$97,371	\$96,047	\$93,853
2029 Median Household Income	\$110,985	\$108,962	\$106,361
2024-2029 Annual Rate	2.65%	2.56%	2.53%
Average Household Income			
2024 Average Household Income	\$122,932	\$121,360	\$121,029
2029 Average Household Income	\$142,006	\$140,863	\$139,124
2024-2029 Annual Rate	2.93%	3.03%	2.83%
Per Capita Income			
2024 Per Capita Income	\$43,528	\$42,190	\$42,184
2029 Per Capita Income	\$50,694	\$49,358	\$48,800
2024-2029 Annual Rate	3.09%	3.19%	2.96%
GINI Index			
2024 Gini Index	33.4	34.2	35.4
Households by Income			
Current median household income is \$93,853 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,361 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$121,029 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$139,124 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$42,184 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,800 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	109	111	107
2010 Total Housing Units	10,621	30,042	133,095
2010 Owner Occupied Housing Units	7,895	22,162	92,889
2010 Renter Occupied Housing Units	1,721	5,317	28,250
2010 Vacant Housing Units	1,006	2,564	11,956
2020 Total Housing Units	12,443	33,333	145,195
2020 Owner Occupied Housing Units	9,238	24,758	101,551
2020 Renter Occupied Housing Units	2,700	7,381	37,280
2020 Vacant Housing Units	489	1,208	6,421
2024 Total Housing Units	13,313	35,113	151,532
2024 Owner Occupied Housing Units	10,194	27,037	110,473
2024 Renter Occupied Housing Units	2,656	7,002	35,176
2024 Vacant Housing Units	463	1,074	5,883
2029 Total Housing Units	13,865	36,755	156,450
2029 Owner Occupied Housing Units	10,892	28,689	116,850
2029 Renter Occupied Housing Units	2,590	7,072	33,688
2029 Vacant Housing Units	383	994	5,912
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.2	53.2	51.9

Currently, 72.9% of the 151,532 housing units in the area are owner occupied; 23.2%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 145,195 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.01%. Median home value in the area is \$348,014, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.57% annually to \$395,136.