

**FOR SALE**

EXCLUSIVE OFFERING

# 1.96 ACRE PARCEL – ZONED B-2

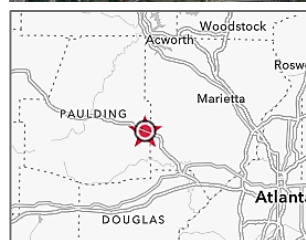
5433 Wendy Bagwell (US Hwy. 278), Hiram, GA (Paulding County)

**\$2,300,000**  
**ASKING PRICE**



## SITE HIGHLIGHTS

- Flexible B-2 (General Business Retail) Zoning
- High traffic counts and visibility on US Hwy. 278



	1 Mile	3 Miles	5 Miles
2023 Population	3,663	34,618	92,640
Projected 2028 Population	3,841	36,006	95,705
Households 2023	1,376	12,093	32,093
2023 Med. Household Inc.	\$88,665	\$80,757	\$78,334
Total Consumer Spending	\$45M	\$423M	\$1B



**BORIS GARBUZ**

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## SITE SUMMARY

Location	5433 Wendy Bagwell Parkway (US Hwy. 278) Hiram, GA 30141
Size	1.96 acres
Type	Raw land
Zoning	B-2 (General Business Retail)
County	Paulding
Asking Price	\$2,300,000

Cushman & Wakefield is pleased to offer a pad-site land parcel for sale located on US Hwy 278/Wendy Bagwell Parkway, at 5433 Wendy Bagwell Parkway, Hiram, GA 30141

This site offers the opportunity to own prime commercial land in Hiram, Georgia consisting of a 1.96-acre parcel offering versatile B-2 zoning for a variety of General Business development.

Located on a prominent corner lot, this parcel affords exceptional access and visibility, making it an ideal location for commercial development or investment. Its strategic positioning ensures easy ingress and egress, enhancing convenience for patrons and optimizing business operations. With extensive frontage and strong access points, this property promises unparalleled opportunities for branding and marketing initiatives.

Situated within a thriving, central retail corridor with average household income exceeding \$88,000 within a 1-mile radius, this parcel also benefits from proximity to a diverse array of businesses and amenities as noted on Page 1 of this package, further enhancing its appeal and commercial viability. From national retailers to popular dining establishments, the surrounding area offers ample opportunities for synergy and collaboration, fostering a dynamic and vibrant commercial ecosystem.

Hiram, GA, stands as a vibrant hub within the commercial real estate landscape in Paulding, characterized by robust economic growth and a flourishing business environment. With its strategic location and burgeoning commercial activity, Hiram presents an unparalleled opportunity for owner occupier or investors seeking to capitalize on the region's prosperity.

For inquiries, please contact Boris Garbuz.



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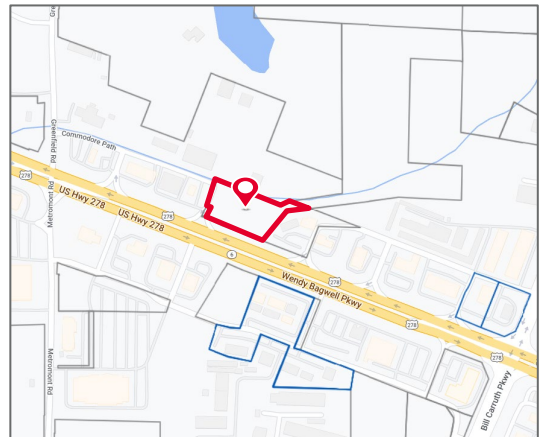
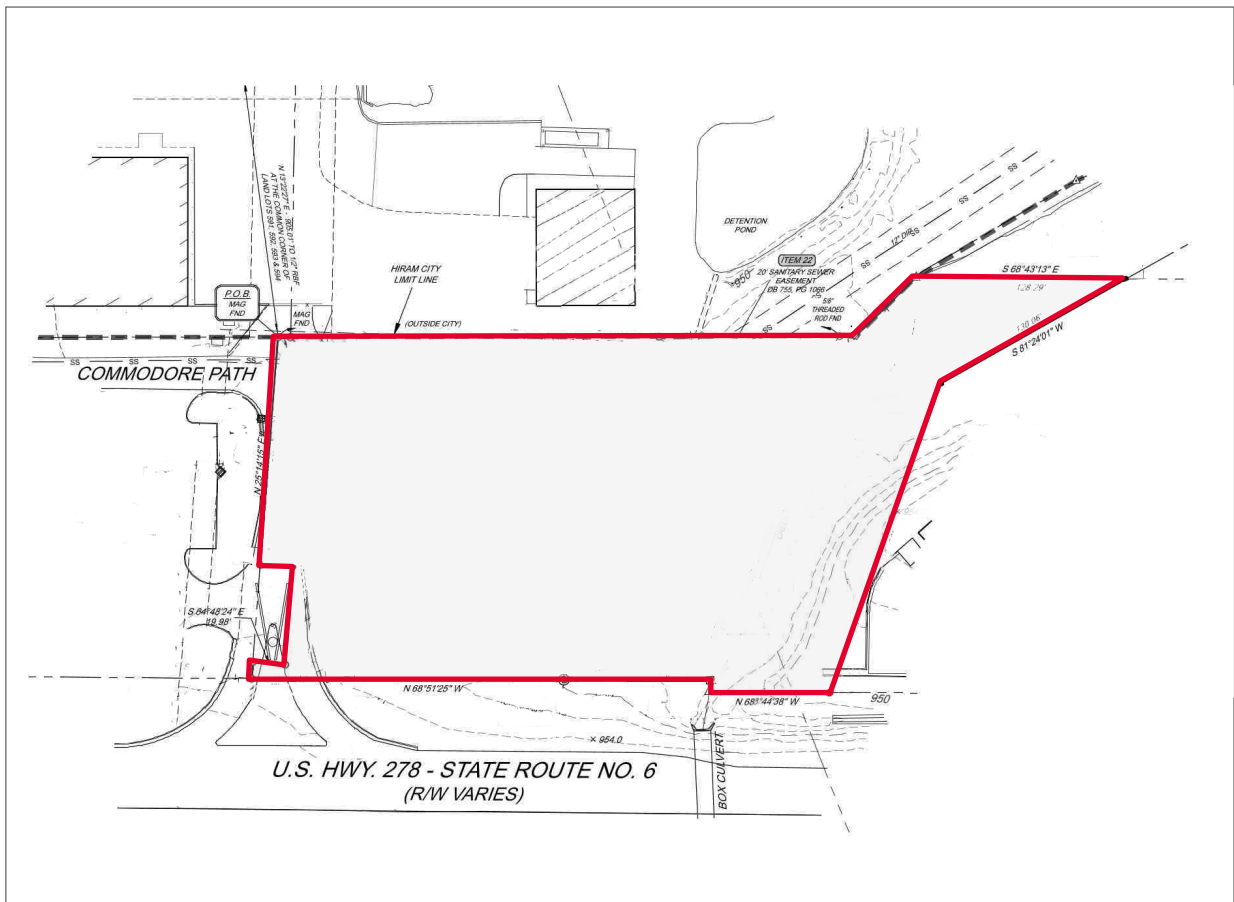
**CUSHMAN &  
WAKEFIELD**

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FOR MORE INFORMATION:



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## 2023 DEMOGRAPHIC SUMMARY REPORT

	1 mile	3 mile	5 mile
<b>2023 Population</b>	3,663	34,618	92,640
<b>Population 2028 Projection</b>	3,841	36,006	95,705
<b>Households 2023</b>	1,376	12,093	32,093
<b>Household Growth 2023-2028</b>	0.9%	0.8%	0.7%
<b>2023 Avg. Household Size</b>	2.6	2.9	2.9
<b>2023 Med. Household Income</b>	\$88,665	\$80,757	\$78,334

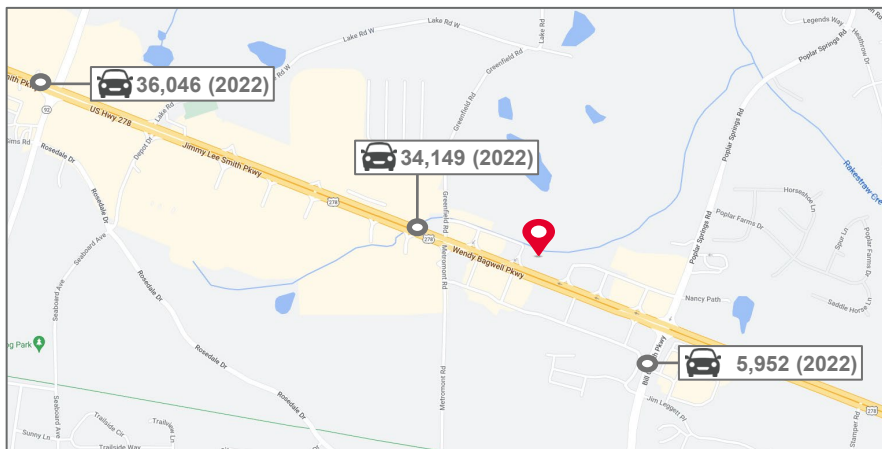
## DAYTIME EMPLOYMENT REPORT

	# of Business (1 mile)	# of Employees (1 mile)
<b>Total Businesses</b>	389	4,101
<b>Service-Producing Industries</b>	351	3,561
<b>Goods-Producing Industries</b>	38	540

## CONSUMER SPENDING REPORT

	1 mile	3 mile	5 mile
<b>Total Consumer Spending</b>	\$45M	\$423M	\$1B

## TRAFFIC COUNTS



## POPULATION BY AGE

