

● AVAILABLE

KOHL'S

HomeGoods

SALE

**HIRAM PAVILION**  
HIRAM, GA

**ACADIA** Realty. Trust.



**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, Dollar Tree, Rack Room Shoes, Kohl's, HomeGoods, ULTA, and Old Navy. The property is shadow anchored by Target and Sam's Club.

**ADDRESS**

5220 Jimmy Lee Smith Parkway  
Hiram, GA 30141

**GLA**

± 362,647 SF

**ANCHORS**

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

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# MARKET AERIAL



**HIRAM PAVILION**

Marshalls.	KOHL'S
ROSS DRESS FOR LESS	HomeGoods
five BELOW	DOLLAR TREE
PETSMART	OLD NAVY
TARGET	SHOE STATION
Michaels Where Creativity Happens	ULTA BEAUTY
	Sam's CLUB
	RACK ROOM SHOES



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# SITE PLAN



# SITE PLAN



## TENANT ROSTER

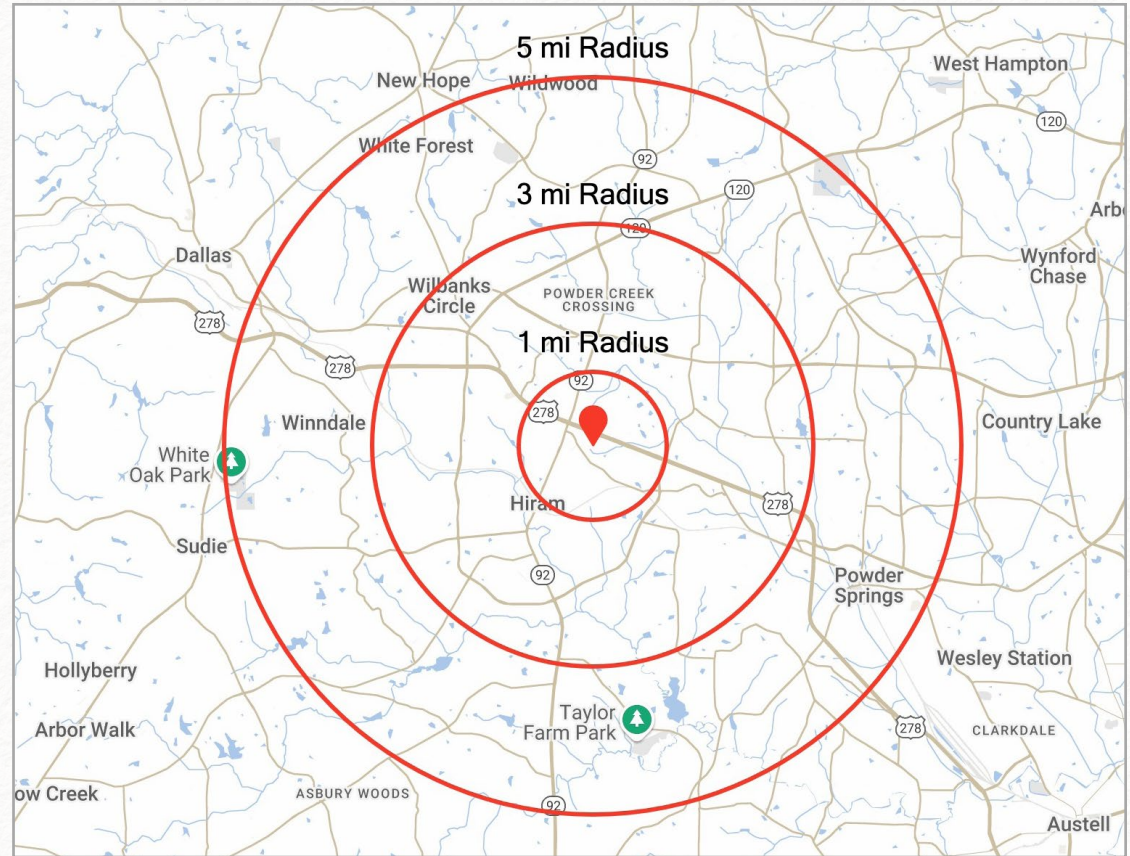
1. Ross Dress for Less.....	30,187 SF
2. Bath & Body Works.....	3,200 SF
3. The UPS Store.....	1,900 SF
4. H&R Block.....	2,500 SF
5. Miniso.....	5,000 SF
6. Kohl's.....	86,584 SF
7. Sally Beauty Supply.....	1,500 SF
8. HomeGoods.....	18,068 SF
9. Shoe Station.....	20,799 SF
10. Ulta.....	12,000 SF
11.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

KEY  
 LEASED  
 AVAILABLE





# DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
POPULATION	2,446	31,483	96,574
HOUSEHOLDS	1,064	11,662	35,037
AVERAGE HHI	\$86,459	\$116,247	\$125,804