



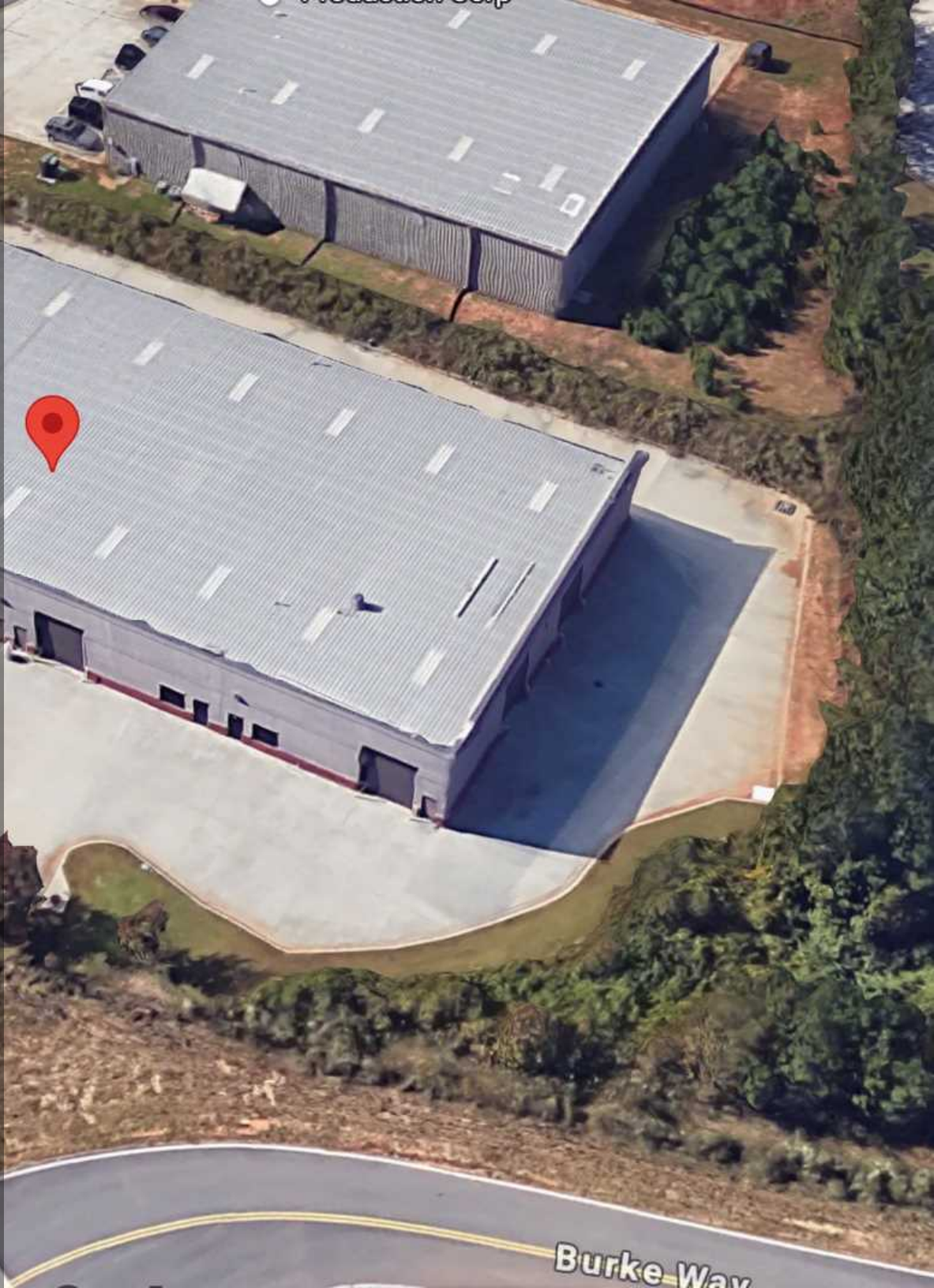
ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE | FLEX SPACE IN HIRAM

Suite 101- 7,500 SF
Suite 105 - 3,736 SF

38 SOUTHERN CT
HIRAM, GA 30141

DONALD B. EDWARDS, JR.
Associate Broker/Commercial Director
(770) 324-3457
don@dbeproperties.com
119563, GA
Office- (770) 240-2004





Property Overview

Exceptionally well maintained property is conveniently situated between Hiram and Powder Springs. Its proximity near the intersection of Bill Carruth Pkwy and US HWY 278, C H James Pkwy provides excellent accessibility, with nearby national retailers, dining options, and direct access to the Silver Comet Trail. With large drive in doors, this flex space is perfect for small distribution, plumbing, HVAC, electrical and other trade service companies.

38 Southern Ct, Hiram GA 30141

- Conveniently located between Hiram and Powder Springs
- Suite 101- 7,500 SF (Approx 1,200 SF Office)
- 4 12' Roll Up Doors doors
- Suite 105 - 3,736 SF (1,567 Office, 2169 Warehouse)
- 2 Drive-In doors (12x14)
- Ceiling height 16-20FT
- Nearby national retailers, dining, Silver Comet Trail
- Located near the intersection of Bill Carruth Pkwy and US HWY 278, C H James Pkwy.

Lease Rate: \$12.00 PLUS \$1.50 CAM

Zoning: I-1 (Light Industrial)

Parking Ratio: AMPLE

Power: 3 Phase

Year Built: 2007

Lot Size: 1.46 Acres

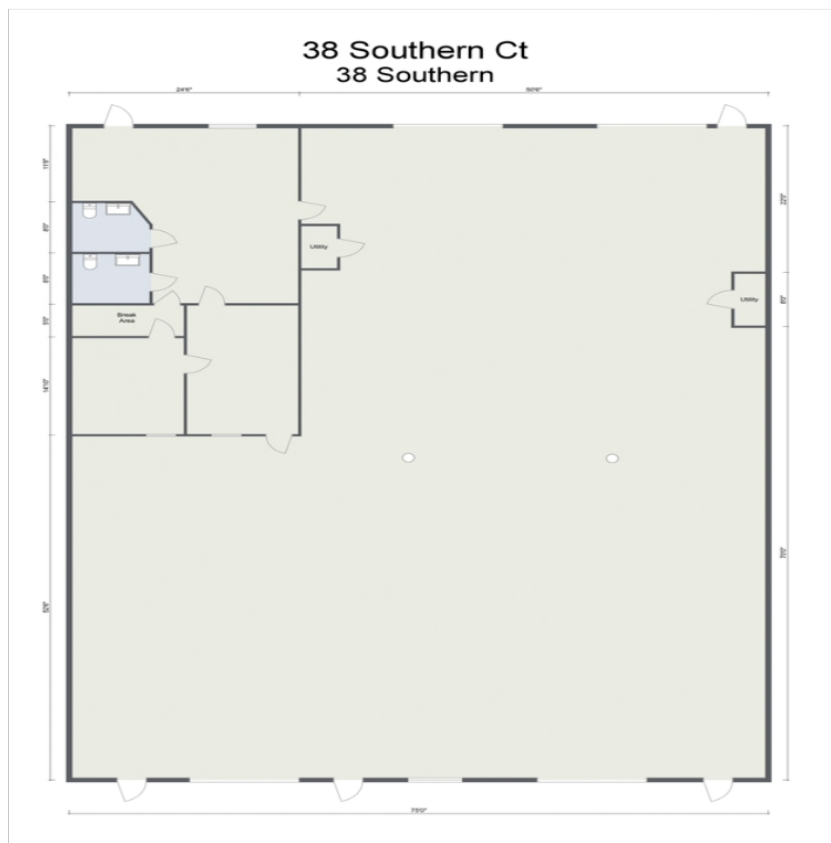
County: GA - Paulding

Market: Atlanta Metro

Sub-market: West Hiram

Suite 101

- 7,500 SF
- End unit in three-unit building
- Four 12' roll up doors with 16-20 feet of clearance Approximately 1,200 square feet of office space

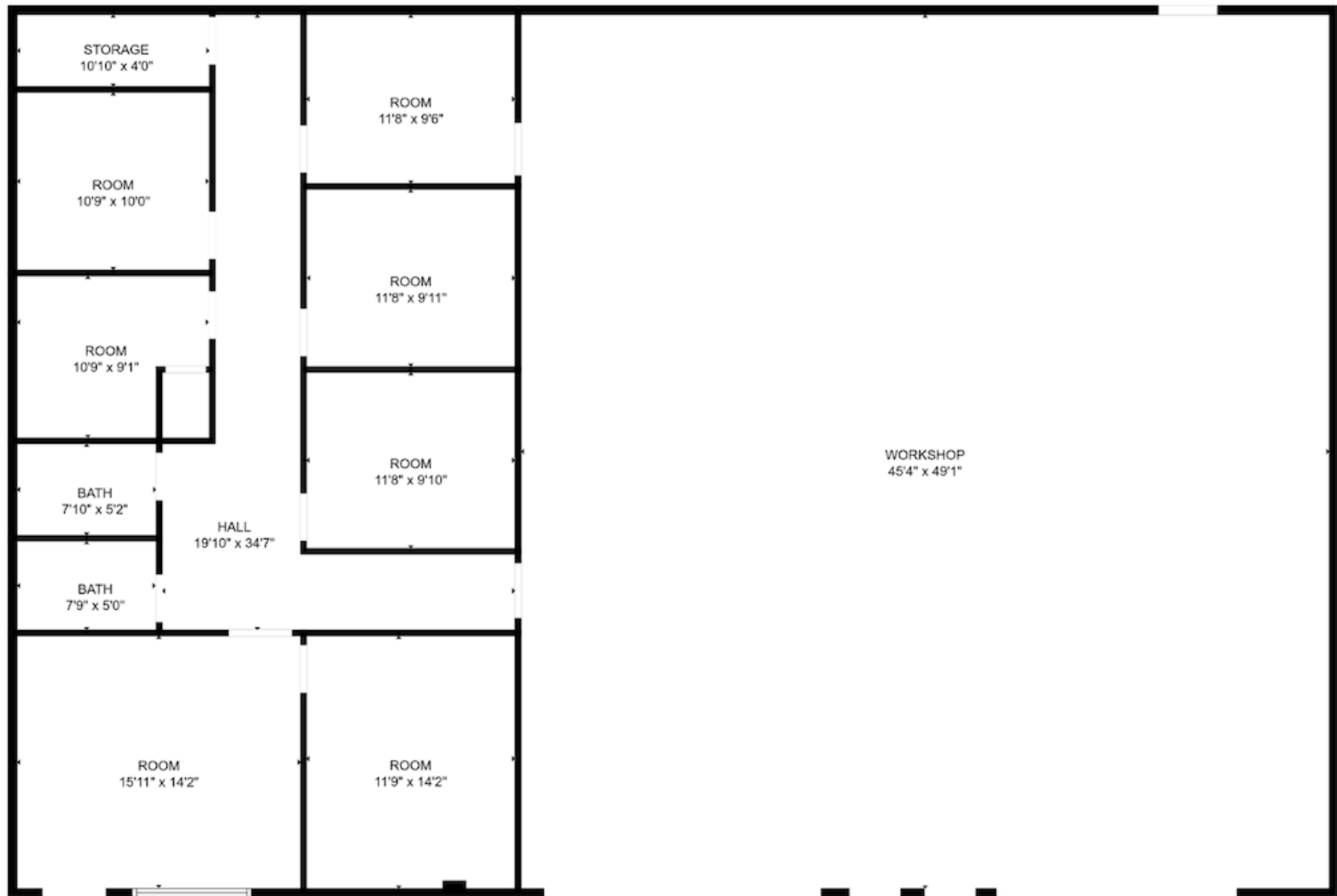


SUITE 101 PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUITE 105 FLOOR PLAN



APPROX 3,736 SQFT

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUITE 105 WAREHOUSE PHOTOS

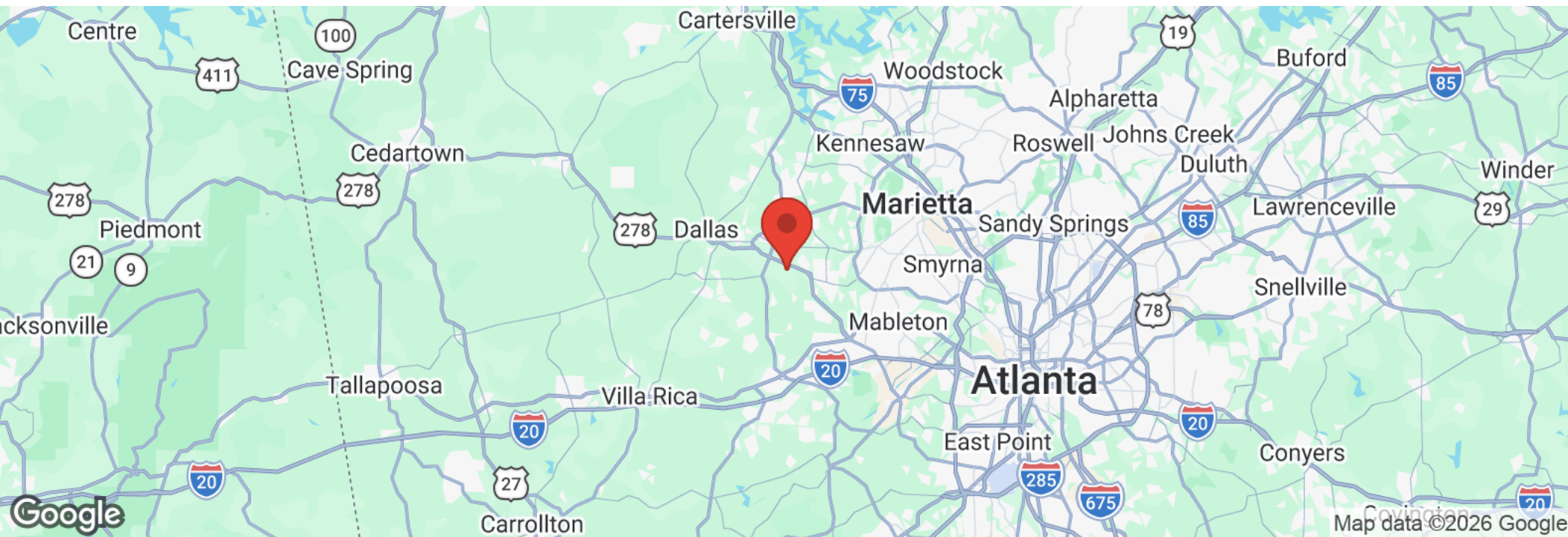


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUITE 105 OFFICE PHOTOS

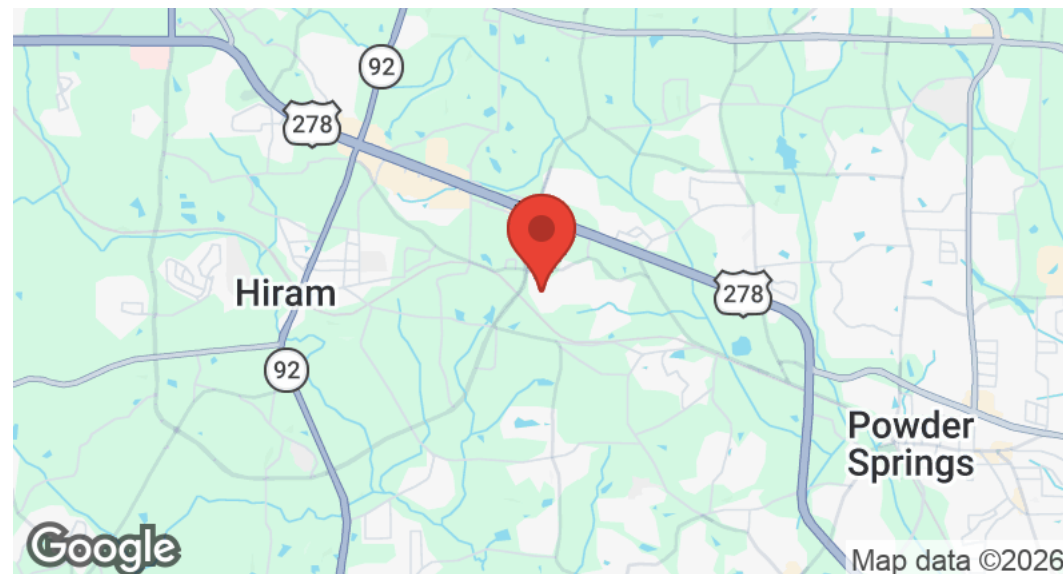


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

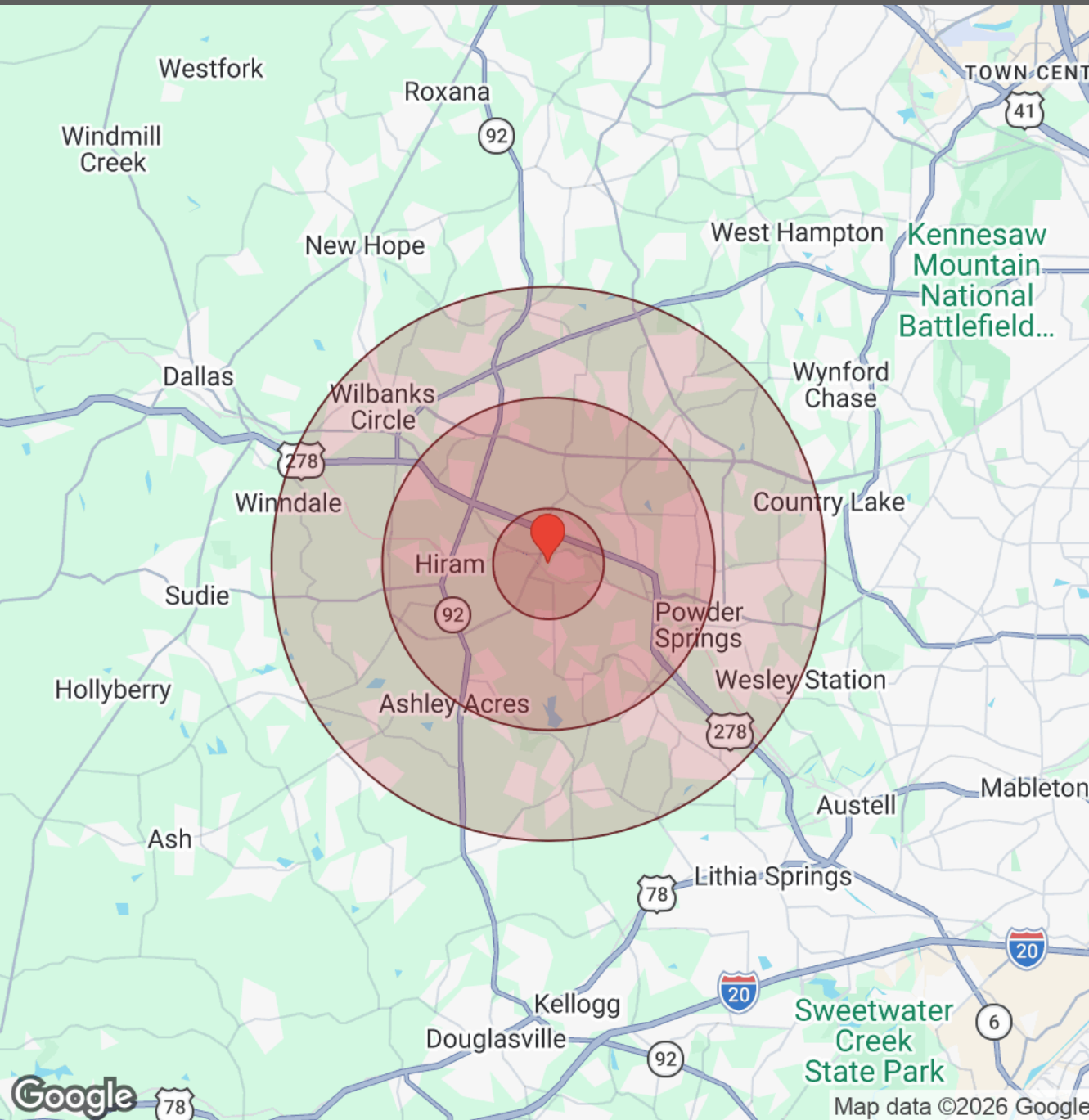


City

Hiram, Georgia, is a growing city in Paulding County, west of Atlanta. It offers a suburban lifestyle with easy access to urban amenities. The city features local parks and community events. Located on Highway 278, Hiram is experiencing commercial and residential growth, making it a desirable place to live and work.



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,905	15,712	45,841
Female	2,342	18,032	50,864
Total Population	4,247	33,744	96,705

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,004	14,736	43,904
Black	1,626	13,835	37,473
Am In/AK Nat	4	34	97
Hawaiian	5	24	39
Hispanic	408	3,469	10,618
Asian	95	817	2,224
Multiracial	94	736	2,098
Other	11	88	242

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,879	12,936	36,181
Occupied	1,821	12,506	34,995
Owner Occupied	810	9,164	26,263
Renter Occupied	1,011	3,342	8,732
Vacant	59	430	1,186

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	799	6,224	18,055
Ages 15 - 24	580	4,538	13,260
Ages 25 - 54	1,638	13,670	38,602
Ages 55 - 64	545	4,649	13,282
Ages 65+	686	4,663	13,507

Income	1 Mile	3 Miles	5 Miles
Median	\$75,755	\$102,884	\$105,663
Under \$15k	223	711	1,771
\$15k - \$25k	47	293	993
\$25k - \$35k	85	316	1,245
\$35k - \$50k	156	764	2,401
\$50k - \$75k	389	2,033	5,425
\$75k - \$100k	363	1,927	4,691
\$100k - \$150k	297	2,875	7,832
\$150k - \$200k	152	1,883	5,284
Over \$200k	110	1,705	5,353

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



Cell: 770.324.3457
Office: 770-240-2004
don@dbeproperties.com

Administrative Contacts:
admin@dbeproperties.com

DISCLAIMER

All materials and information received or derived from DBE Properties, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither DBE Properties, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. DBE Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. DBE Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DBE Properties does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by DBE Properties in compliance with all applicable fair housing and equal opportunity laws.