



retail specialists

Your Retail Real Estate Experts

Former Texas Roadhouse

140 Depot Drive Hiram, GA 30141



FOR LEASE

Property Highlights

- +/-6,744 SF former Texas Roadhouse on 2.12 acres available for lease
- Located in the heart of Hiram's retail hub
- Great visibility and access
- Several points of ingress/egress
- Surrounded by national big box tenants- Walmart, Home Depot, Sam's Club, Target, Academy, JC Penney
- Located on its own outparcel next to Paulding Exchange Shopping Center



SQ FT
+/-6,744



TRAFFIC
39,900 VPD



ACCESS
Highway

Demographics

	3 mile	5 mile	7 mile
Population	33,006	93,601	186,382
Households	11,866	33,232	63,423
Growth (5 Year)	10.18%	9.42%	9.30%
Med HH Income	\$82,930	\$89,650	\$92,688

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Market Aerial



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