

FOR SALE OR LEASE



5230 DALLAS HWY
POWDER SPRINGS, GA 30127

CBRE

PROPERTY OVERVIEW

CBRE is proud to bring 5230 Dallas Hwy in Powder Springs, GA as available for lease or sale.

This property sits on 2.4 acres with a 15,035 SF building. The site sits at a lighted intersection across the street from Publix.



- This site is a rare opportunity in a market that is already tight due to the topography in West Cobb. There are minimal opportunities that have at-grade visibility and at a light.



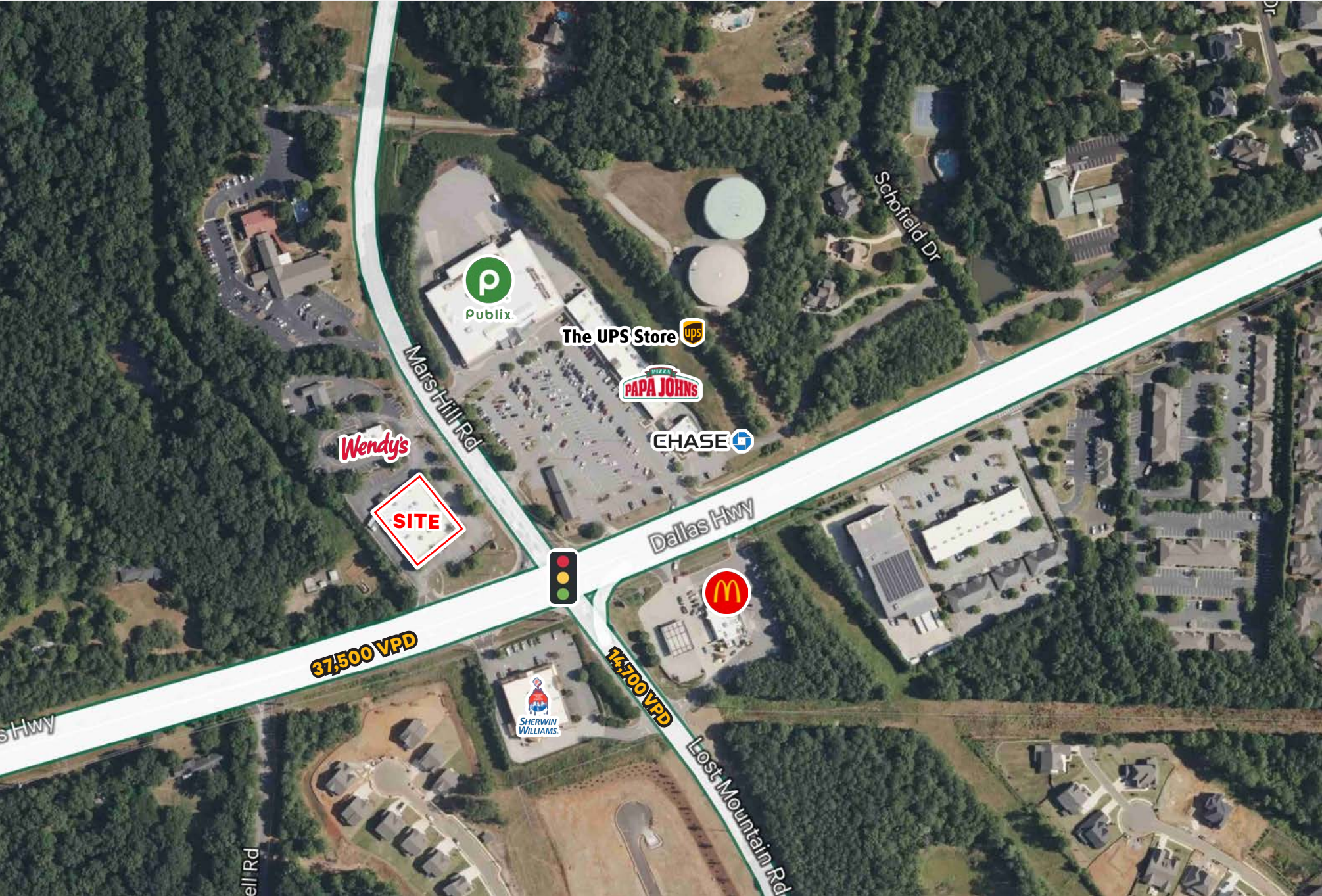
- West Cobb is one of the fastest growing markets in Atlanta Metro. Hiram, Dallas, and Powder Springs have experienced a surge in residential growth as patrons continue to look for housing options close enough to commute to Atlanta.



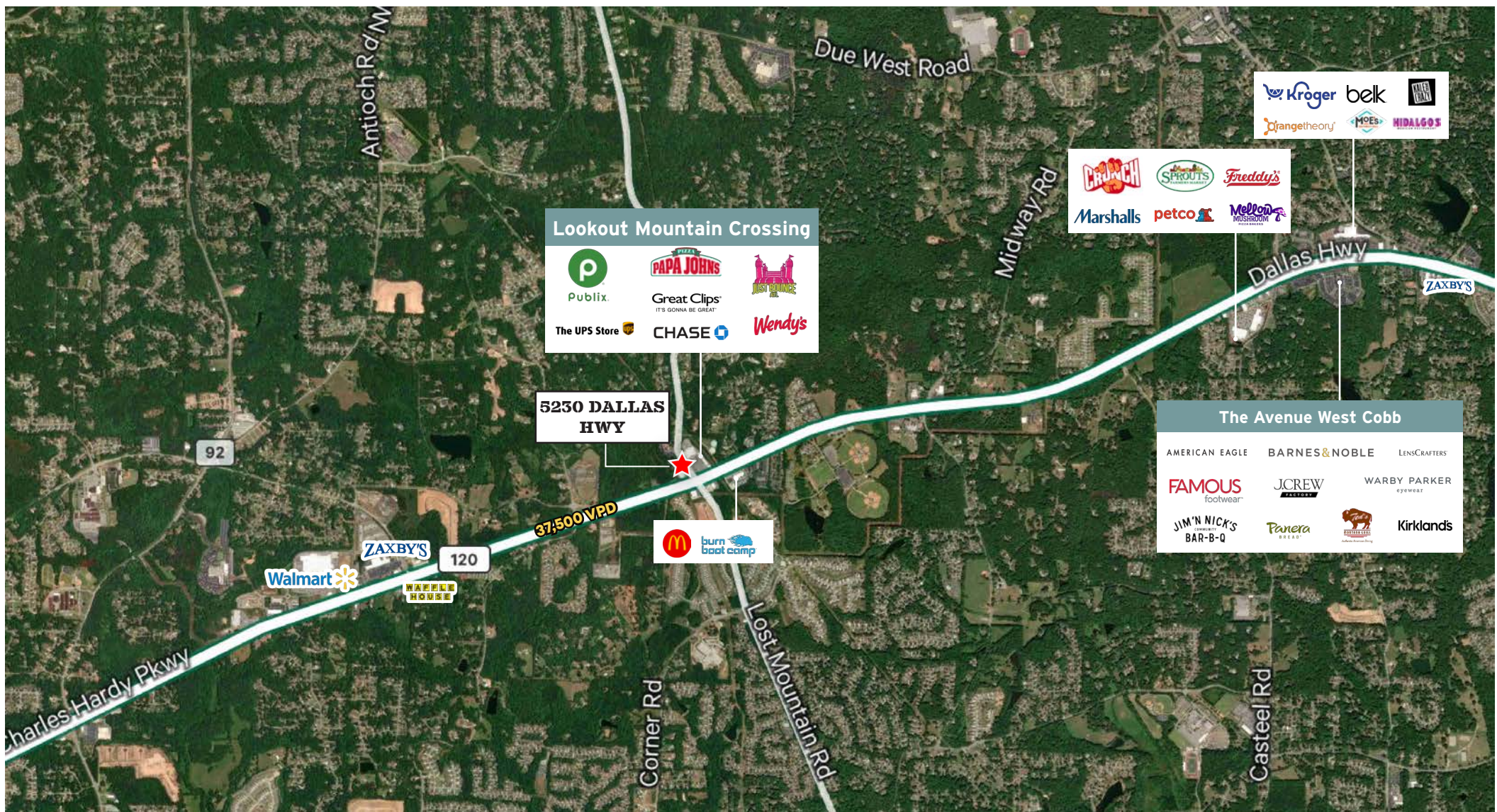
- This site is at-grade and at a traffic light with multiple points of ingress and egress. This site would be perfect for financial services, QSR, fast-casual operators, medical, retail or other service providers looking to grab a hold in the market.



RETAIL AERIAL

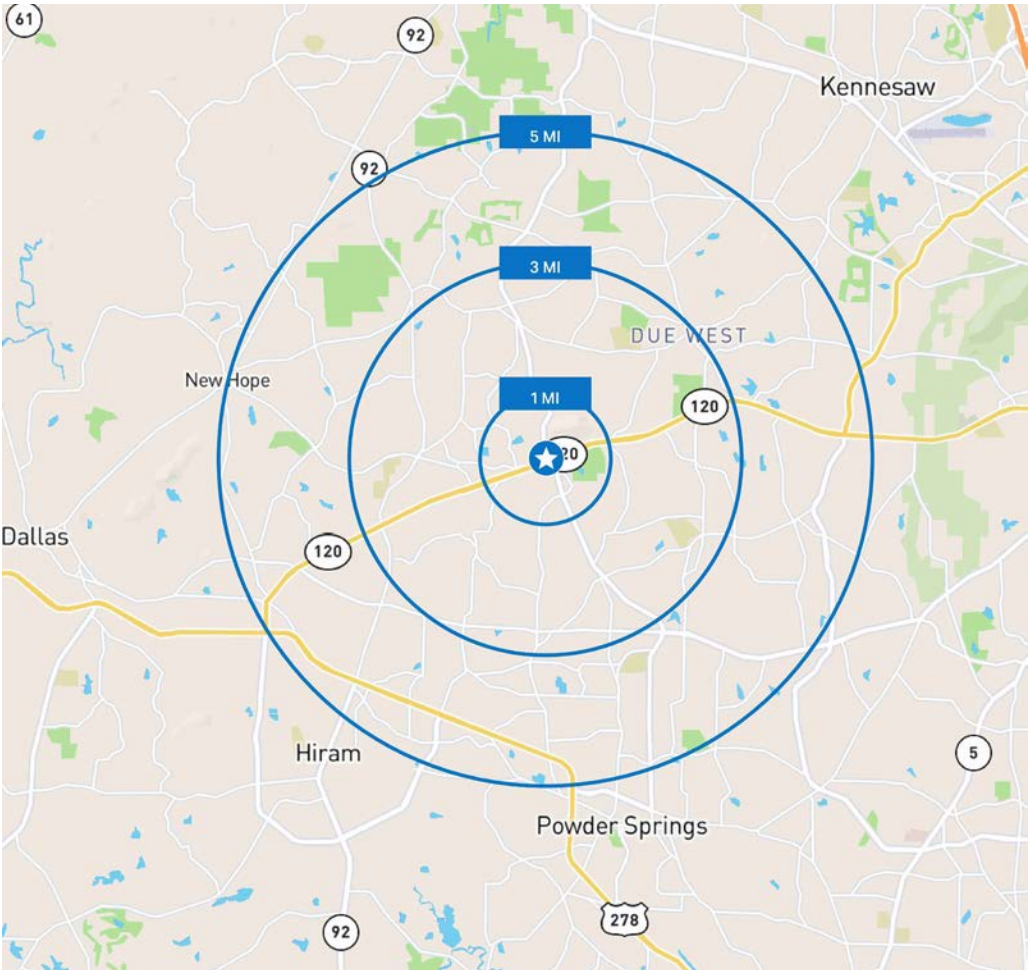


RETAIL AERIAL





DEMOGRAPHICS



2025 DEMOGRAPHICS	1 M	3 M	5 M
POPULATION	3,034	37,146	115,187
HOUSEHOLDS	1,039	12,428	39,181
AVG. HOUSEHOLD SIZE	2.92	2.98	2.93
AVG. HOUSEHOLD INCOME	\$218,180	\$170,306	\$159,075
DAYTIME POPULATION	3,140	30,375	92,884



35.3%

HAVE A BACHELOR'S DEGREE

WITHIN 1 MILE



77.3%

ARE WHITE COLLAR WORKERS

WITHIN 1 MILE



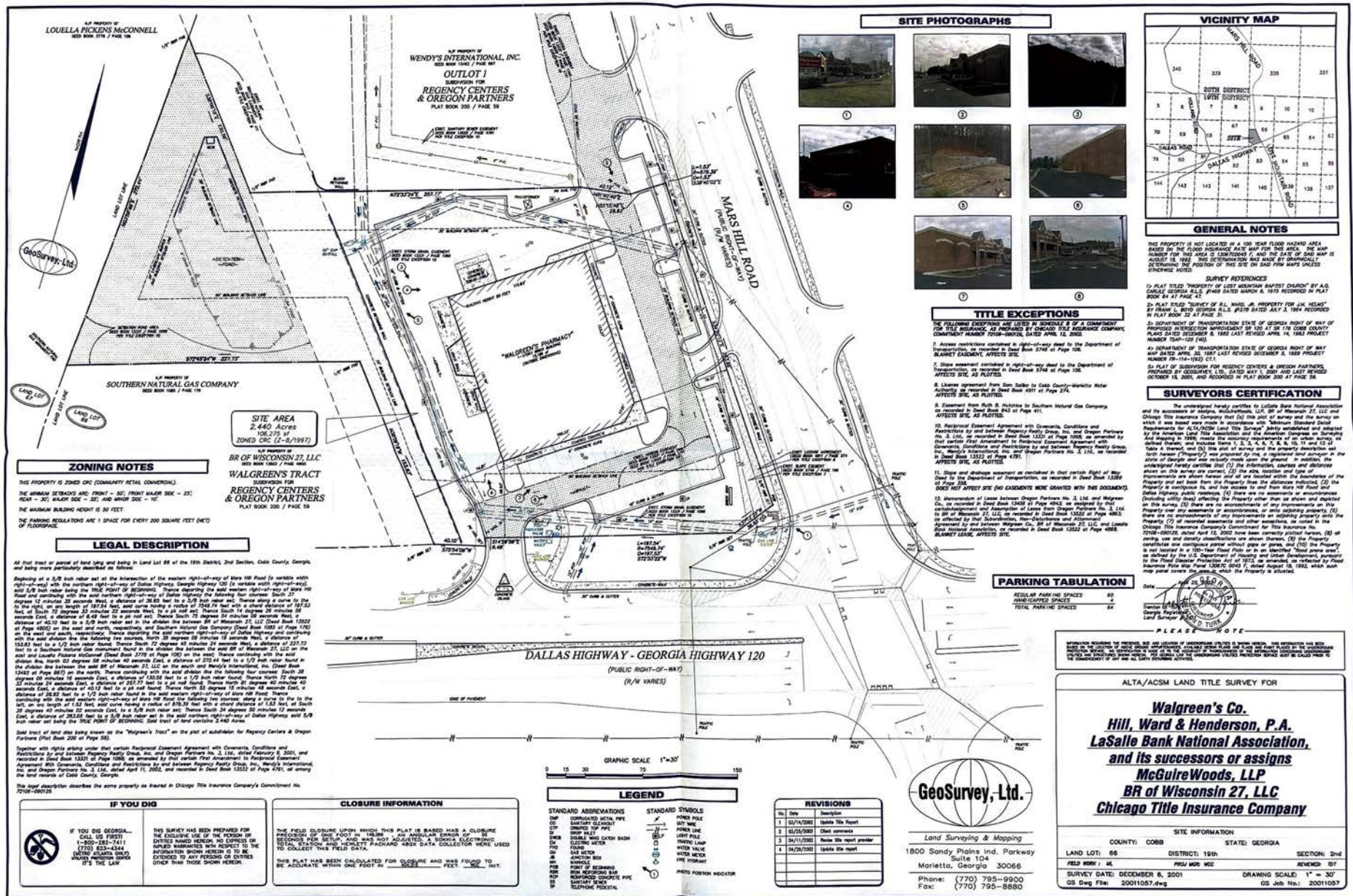
44.6

IS THE MEDIAN AGE

WITHIN 1 MILE



Buyer and or Tenant cannot rely on same and must have their own survey done. The Buyer and or Tenant will release Owner from any issues resulting from relying on this survey.



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CBRE

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