



DALLAS COMMONS

Kroger Anchored Shopping Center
Dallas, Paulding County, Georgia

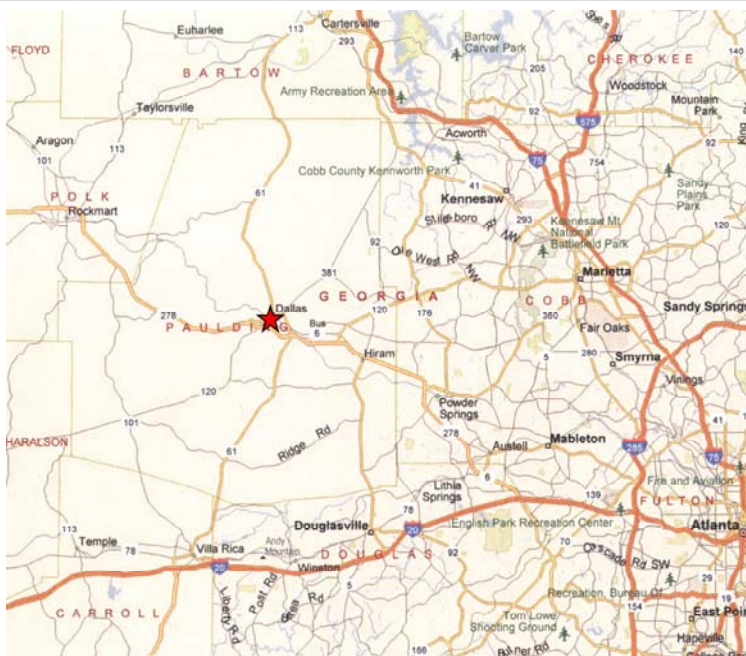


Outparcels Available

- * Kroger Anchored
- * Three Traffic Signals
- * Rapidly Growing Paulding County
- * Retailers Include:
Ruby Tuesdays
QuikTrip
Zaxby's
Wachovia
Georgia Heritage Bank
- * Ideal Site for Hotel, Office
Condos, Retail, Daycare
or Self Storage



Highlights



Intersection:

US 278/GA 120 (Jimmy Campbell Parkway) and GA 61 (Nathan Dean Blvd.)

Location:

457 Nathan Dean Blvd.
Dallas, Georgia 30132
Paulding County - Dallas City Limits

Demographics* (2010):

	3 Mile	5 Mile
Population	23,222	56,243
Avg. HH Inc.	\$64,047	\$74,303
Pop. Growth (2000-2010)	59.6%	69.7%

Traffic Counts*:

US 278	25,130 per day
GA 61	15,130 per day

Outparcels Available: 1.9 -2.56 acres

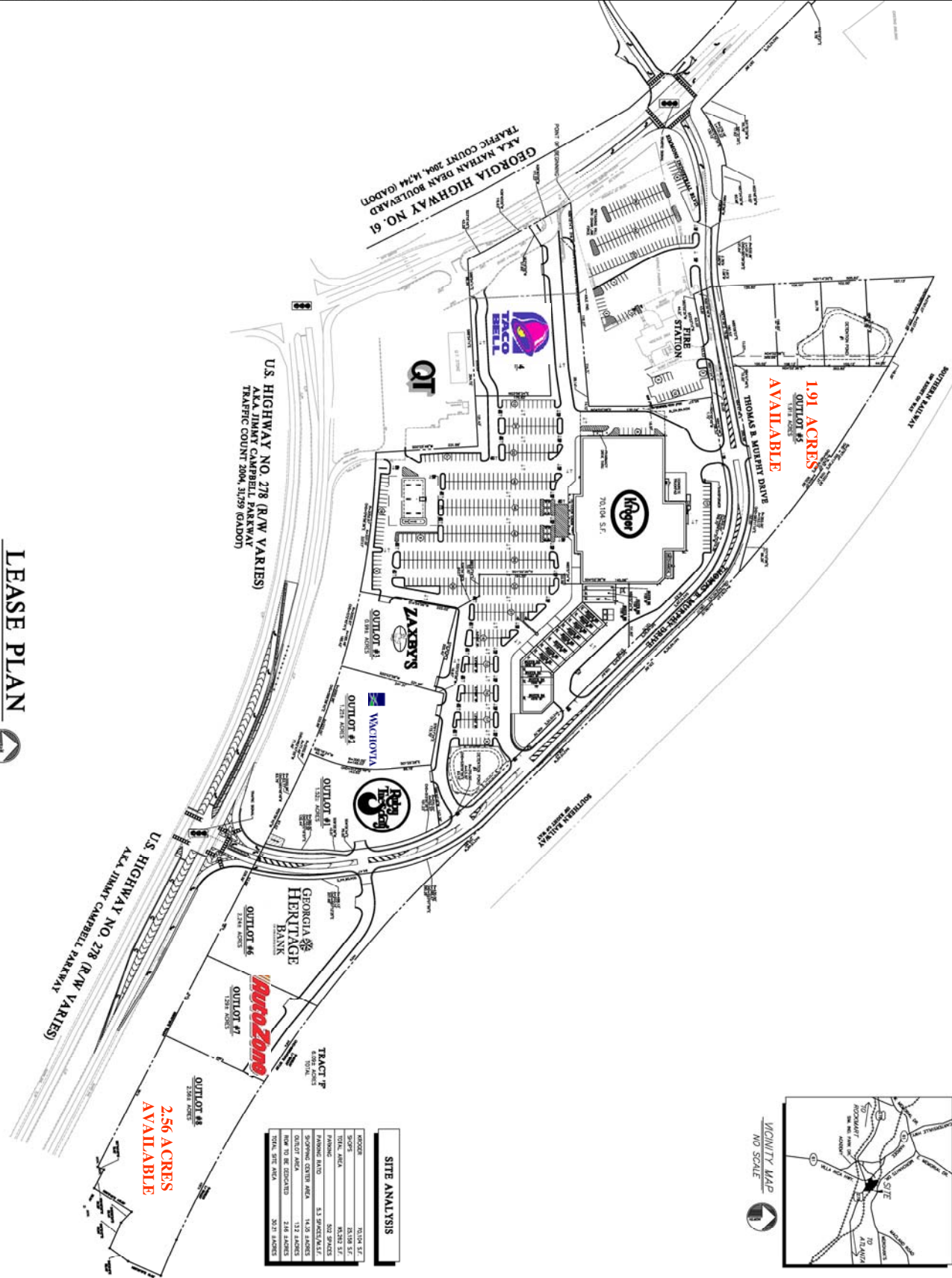
*=STDB

The information contained herein is believed to be accurate; however, no guarantees, warranties or representations as to the completeness and accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

CONNOLLY

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Plotting Date: 11/28/13 10:58 AM
 Project: D:\Projects\2013\11\28\131128.dwg
 User: jrobertson



U.S. HIGHWAY NO. 278 (R/W VARIES)
 AKA JIMMY CAMPBELL PARKWAY
 TRAFFIC COUNT 2004, 3129 (AADT)

GEORGIA HIGHWAY NO. 61
 AKA NATHAN DEAN BOULEVARD
 TRAFFIC COUNT 2004, 1424 (AADT)

1.91 ACRES
 OUTLOT #5
 AVAILABLE

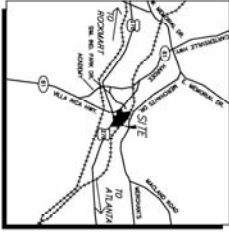
2.56 ACRES
 AVAILABLE

U.S. HIGHWAY NO. 278 (R/W VARIES)
 AKA JIMMY CAMPBELL PARKWAY

LEASE PLAN



VICINITY MAP
 NO SCALE



SITE ANALYSIS	
KROGER	78,104 S.F.
STORM	23,198 S.F.
STAIN, ASPLA	15,282 S.F.
PAVING	502 SQUARES
PAVING AREA	4.3 SQUARES/AC
LOADING DOCK AREA	14.3 SQUARES
LOADING DOCK	234 SQUARES
LOADING DOCK	207 SQUARES

<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>
<p>DATE: 11-17-13 DRAWN: 02-23-13 SHEET: LS-4</p>	<p>SHEET TITLE: LEASE PLAN</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>	<p>PROJECT: DALLAS COMMONS DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA</p>

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