



# DALLAS COMMONS

Kroger Anchored Shopping Center  
Dallas, Paulding County, Georgia

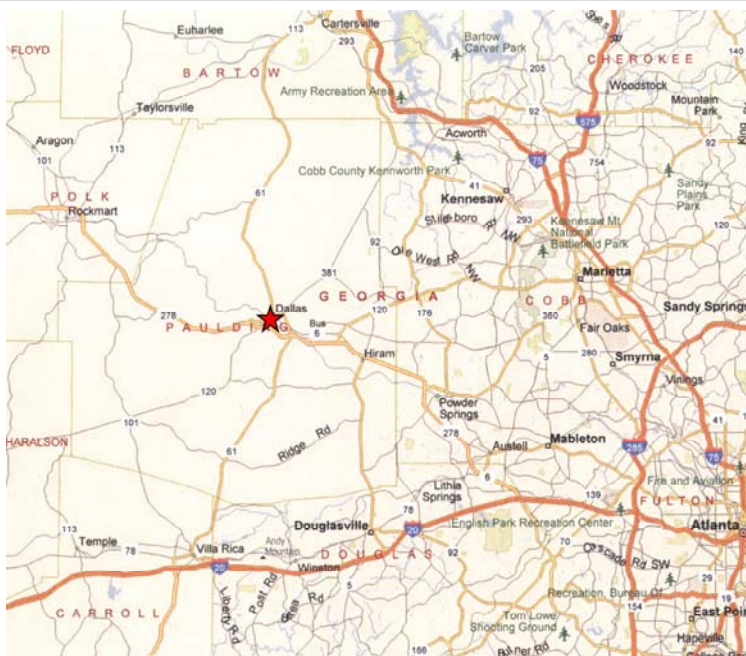


## Outparcels Available

- \* 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\* (2009):

	3 Mile	5 Mile
Population	25,236	59,949
Avg. HH Inc.	\$62,574	\$71,298
Pop. Growth (2000-2009)	92.8%	73.0%

### Traffic Counts\* (2007):

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

**Outparcels Available:** 1.4 -2.56 acres

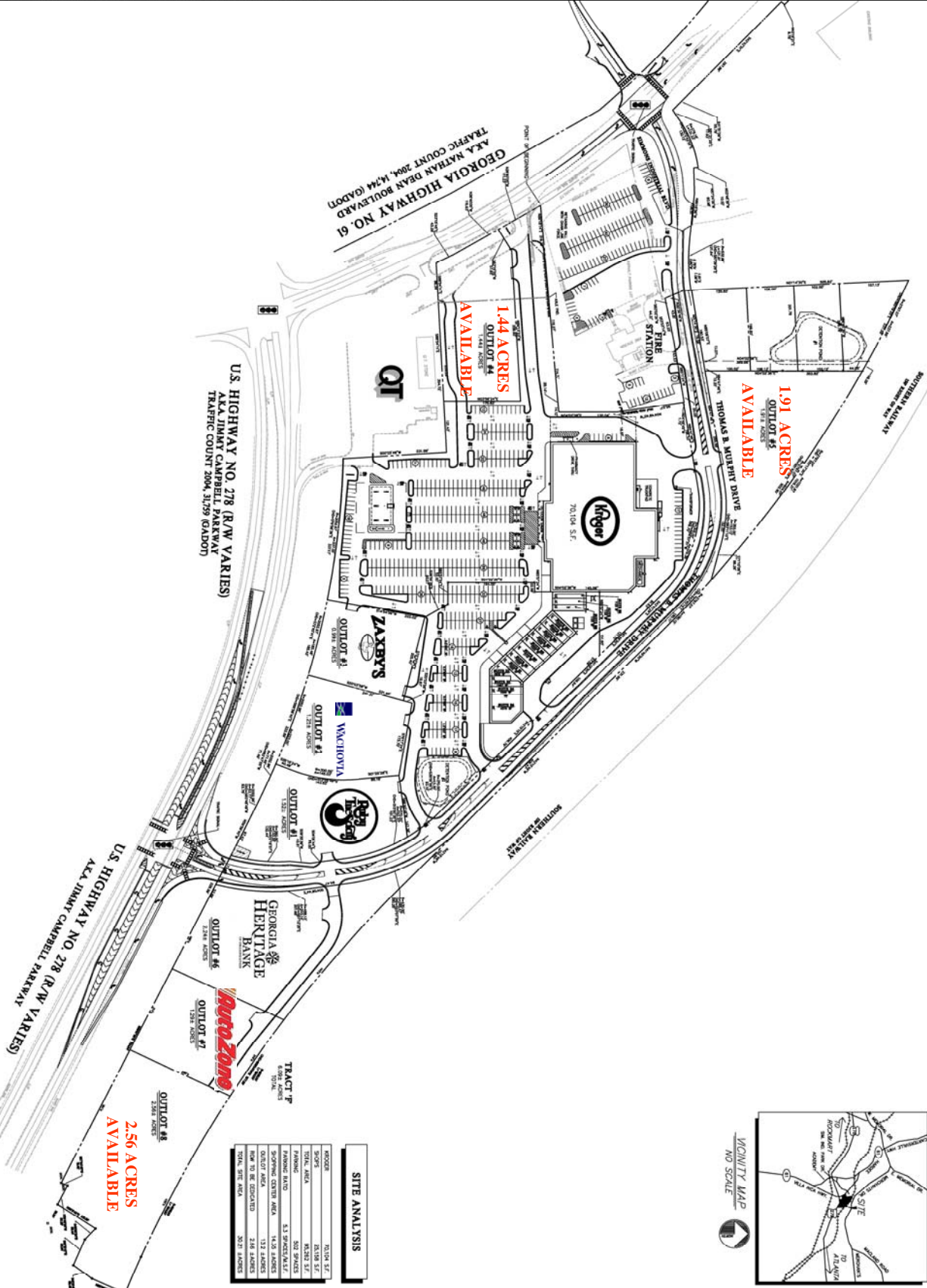
\*=CoStar

**CONNOLLY**

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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.

Sheet Title: LS-4 Date: 11/17/15  
 Project: DALLAS COMMONS  
 Drawing: LEASE PLAN

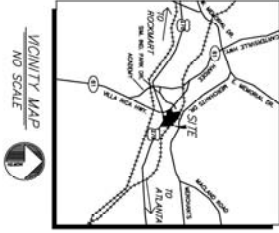


US HIGHWAY NO. 278 (R/W VARIES)  
 AKA JIMMY CAMPBELL PARKWAY  
 TRAFFIC COUNT 2004, 3129 (AADT)

GEORGIA HIGHWAY NO. 61  
 AKA NATHAN DEAN BOULEVARD  
 TRAFFIC COUNT 2004, 1434 (AADT)

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

SITE ANALYSIS	
ACRES	78,104 S.F.
SPOTS	23,198 S.F.
STAIR, ADA	15,282 S.F.
PARKING	502 SPACES
PARKING LAND	4.3 SPACES/ACR.
SPACING CENTER AREA	14.3 SPACES
AREA TO BE DEVELOPED	23.4 ACRES
TOTAL SITE AREA	207.1 ACRES



VICINITY MAP  
 NO SCALE



LEASE PLAN

<b>LS-4</b> SHEET NUMBER	SHEET TITLE <b>LEASE PLAN</b>	DATE 11-17-15	PROJECT <b>DALLAS COMMONS</b> DALLAS, GEORGIA DALLAS COMMONS, LLC DALLAS LAND, LLC DALLAS MAJOR, LLC THE KROGER COMPANY LAWRENCEVILLE, GEORGIA	<b>ROBERTSON LOIA ROOF</b> ARCHITECTS & ENGINEERS 3480 Preston Ridge Road, Suite 375, Alpharetta, Georgia 30005 770-674-2600 • Fax 678-319-0745