AVAILABLE FOR LEASE

1715 Charles Hardy Pkwy

DALLAS, GA

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PROPERTY HIGHLIGHTS

Ground Lease/BTS Opportunity:

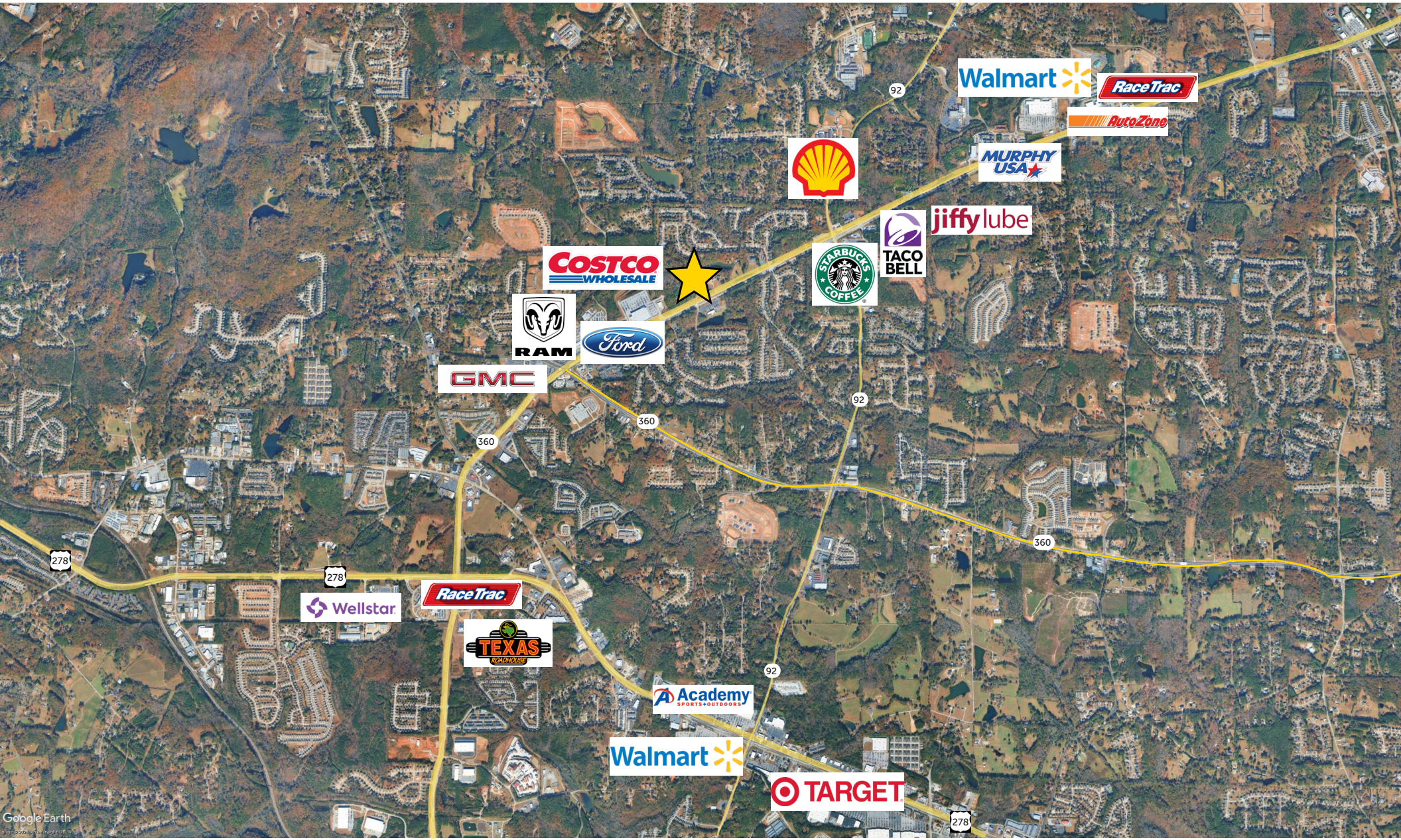
- Three Available pads and up to 4,500sf in a multi-tenant building
- Cross access with Costco and Costco Fuel, which brings approximately 1.5M Annual Visitors
- Full signalized access from Charles Hardy Parkway with over 35,000 VPD
- 11% projected population growth over the next 5 years

AREA DEMOGRAPHICS

Total Population	**1-Mile**: 5,594 **3-Mile**: 36,769 **5-Mile**: 104,923	Avg. HH Income	**1-Mile**: $169,603 **3-Mile**: $124,359 **5-Mile**: $133,419
Total Households	**1-Mile**: 1,943 **3-Mile**: 13,367 **5-Mile**: 36,115	Daytime Population	**1-Mile**: 4,380 **3-Mile**: 37,034 **5-Mile**: 88,605
Traffic Counts	**33,100 VPD** Charles Hardy Pkwy		



Trade Area



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