

# SEVEN HILLS CONNECTOR

950 Seven Hills Connector, Dallas, GA 30132



# THE PROPERTY

|          |                                               |
|----------|-----------------------------------------------|
| Location | 950 Seven Hills Connector<br>Dallas, GA 30132 |
| County   | Paulding                                      |
| APN      | 034.3.2.084.0000                              |

## HIGHLIGHTS

- Opportunity to lease space within a new-construction, medical-focused retail center located in one of Acworth's most affluent and fastest-growing corridors.
- Strategically positioned within a high-income trade area.
- Backed by strong demographics, essential-use co-tenancy, and sustained area growth.
- Ideal for medical, wellness, and service-oriented businesses looking to establish or expand their presence.

### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 6,173     | 39,722    | 86,955    |

### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$124,323 | \$154,376 | \$154,778 |

### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,931     | 12,478    | 27,994    |



## PROPERTY FEATURES

|                     |       |
|---------------------|-------|
| TOTAL TENANTS       | 3     |
| BUILDING SF         | 9,254 |
| LAND ACRES          | 1.06  |
| ZONING TYPE         | B1    |
| NUMBER OF STORIES   | 1     |
| NUMBER OF BUILDINGS | 1     |

## TENANT INFORMATION

|            |     |
|------------|-----|
| LEASE TYPE | NNN |
|------------|-----|

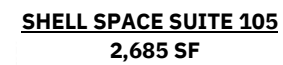
## LOCATION SUMMARY

- The property is located in Dallas, GA, a rapidly growing city in North Paulding County known for its award-winning communities.
- Dallas a short distance from Cobb Parkway and is situated about 35 miles northwest of downtown Atlanta, providing a balance of small-town charm and easy access to the city's amenities.
- The area is home to several shopping centers, restaurants, and entertainment options, providing convenience and a variety of choices for residents and visitors alike.



## GLA

9,234



| Suite Tenant                      | Square Feet |
|-----------------------------------|-------------|
| Suite 101 - DENTAL SPACE - LEASED | 4,392       |
| Suite 103 - AVAILABLE             | 2,157       |
| Suite 105 - AVAILABLE             | 2,685       |

Crossroads Public Library

Arkenstone  
Paintball & Airsoft



Allatoona High School



SUBJECT  
PROPERTY

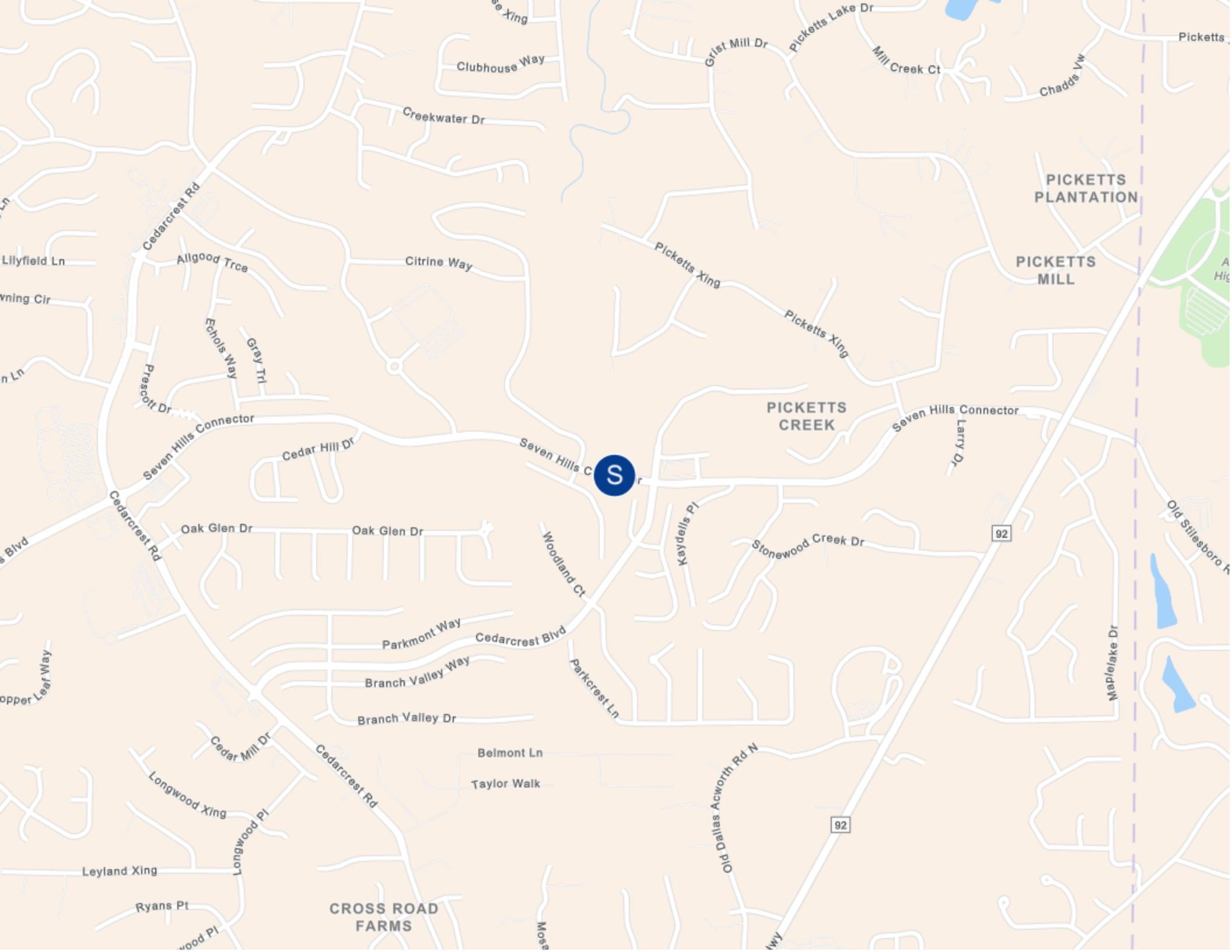


Land W. Russom  
mentary School



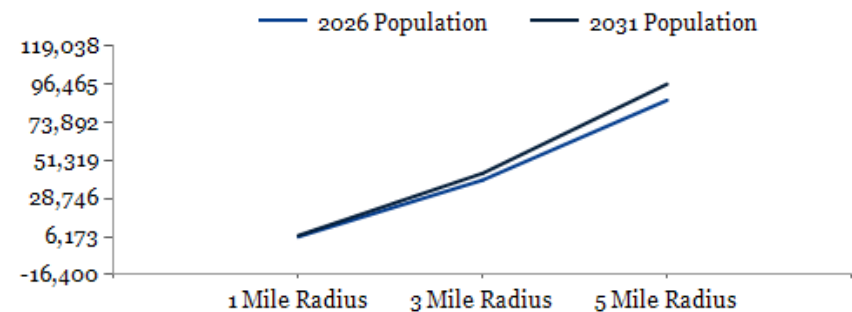
Allatoona Creek Park

and Dog Park

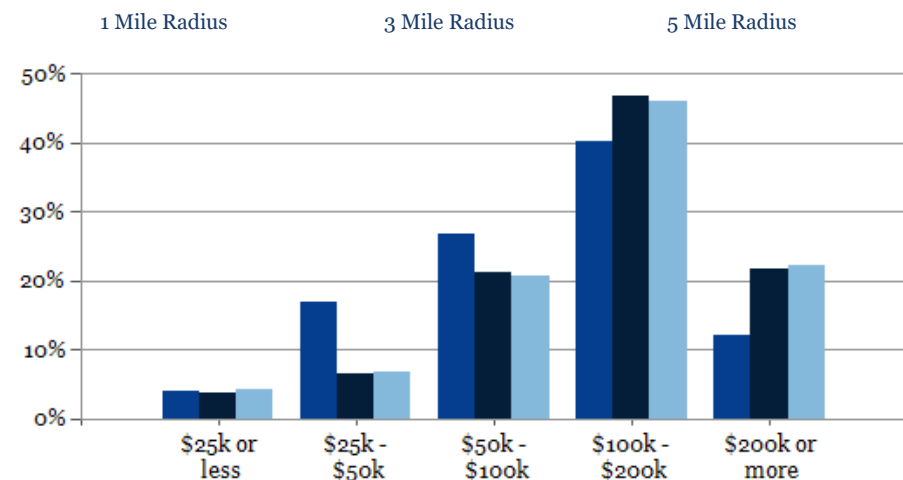


| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 1,270  | 9,721  | 35,562 |
| 2010 Population                    | 2,598  | 24,204 | 61,076 |
| 2026 Population                    | 6,173  | 39,722 | 86,955 |
| 2031 Population                    | 6,882  | 43,726 | 96,465 |
| 2026 African American              | 1,607  | 7,469  | 14,714 |
| 2026 American Indian               | 27     | 147    | 272    |
| 2026 Asian                         | 285    | 1,118  | 2,335  |
| 2026 Hispanic                      | 776    | 3,576  | 7,306  |
| 2026 Other Race                    | 291    | 1,240  | 2,535  |
| 2026 White                         | 3,329  | 26,361 | 59,602 |
| 2026 Multiracial                   | 628    | 3,367  | 7,437  |
| 2026-2031: Population: Growth Rate | 11.00% | 9.70%  | 10.50% |

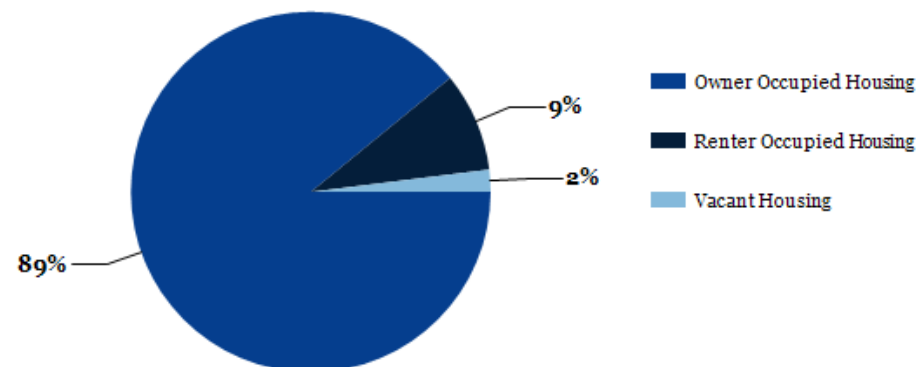
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 54        | 317       | 697       |
| \$15,000-\$24,999     | 22        | 156       | 494       |
| \$25,000-\$34,999     | 121       | 279       | 657       |
| \$35,000-\$49,999     | 203       | 528       | 1,252     |
| \$50,000-\$74,999     | 238       | 1,196     | 2,841     |
| \$75,000-\$99,999     | 281       | 1,453     | 2,970     |
| \$100,000-\$149,999   | 416       | 3,679     | 8,223     |
| \$150,000-\$199,999   | 362       | 2,167     | 4,631     |
| \$200,000 or greater  | 235       | 2,703     | 6,227     |
| Median HH Income      | \$107,183 | \$132,818 | \$131,059 |
| Average HH Income     | \$124,323 | \$154,376 | \$154,778 |



## 2026 Household Income



## 2026 Own vs. Rent - 1 Mile Radius

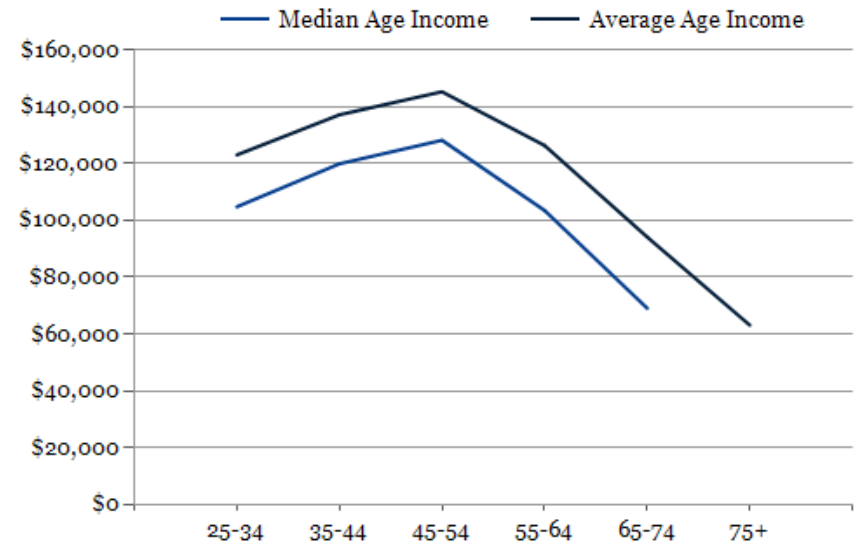
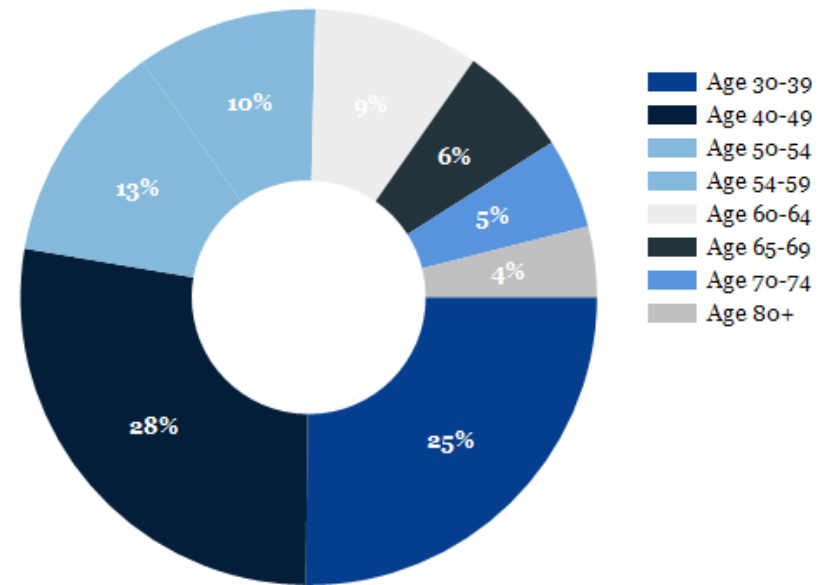


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2026 Population Age 30-34 | 395    | 2,075  | 4,718  |
| 2026 Population Age 35-39 | 469    | 2,330  | 5,160  |
| 2026 Population Age 40-44 | 496    | 2,902  | 5,876  |
| 2026 Population Age 45-49 | 450    | 2,875  | 6,037  |
| 2026 Population Age 50-54 | 430    | 3,169  | 6,747  |
| 2026 Population Age 55-59 | 348    | 2,612  | 5,987  |
| 2026 Population Age 60-64 | 320    | 2,292  | 5,370  |
| 2026 Population Age 65-69 | 216    | 1,744  | 4,330  |
| 2026 Population Age 70-74 | 174    | 1,251  | 3,131  |
| 2026 Population Age 75-79 | 136    | 1,049  | 2,413  |
| 2026 Population Age 80-84 | 88     | 609    | 1,375  |
| 2026 Population Age 85+   | 46     | 319    | 834    |
| 2026 Population Age 18+   | 4,518  | 29,725 | 66,028 |
| 2026 Median Age           | 36     | 38     | 39     |
| 2031 Median Age           | 36     | 37     | 39     |

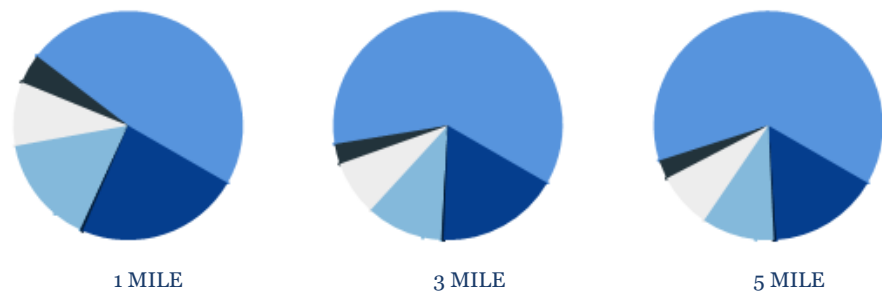
| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$104,794 | \$121,422 | \$121,664 |
| Average Household Income 25-34 | \$123,085 | \$148,784 | \$148,837 |
| Median Household Income 35-44  | \$119,960 | \$140,615 | \$138,872 |
| Average Household Income 35-44 | \$137,228 | \$168,316 | \$167,727 |
| Median Household Income 45-54  | \$128,260 | \$150,621 | \$149,079 |
| Average Household Income 45-54 | \$145,340 | \$178,718 | \$179,848 |
| Median Household Income 55-64  | \$103,510 | \$133,340 | \$137,521 |
| Average Household Income 55-64 | \$126,391 | \$162,438 | \$168,674 |
| Median Household Income 65-74  | \$69,047  | \$103,569 | \$104,510 |
| Average Household Income 65-74 | \$94,121  | \$126,046 | \$128,647 |
| Average Household Income 75+   | \$63,071  | \$85,791  | \$86,042  |

Population By Age



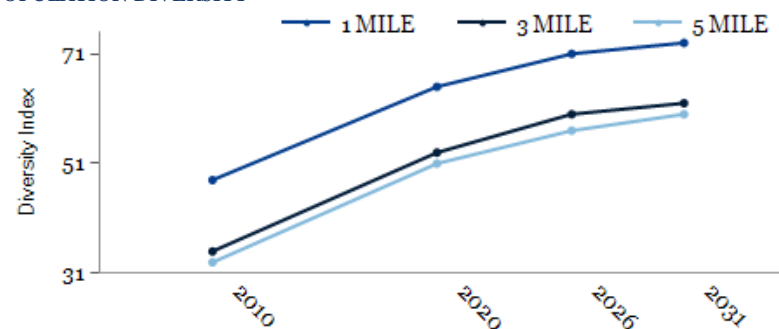
| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 73     | 63     | 60     |
| Diversity Index (current year) | 71     | 60     | 57     |
| Diversity Index (2020)         | 65     | 53     | 51     |
| Diversity Index (2010)         | 48     | 35     | 33     |

#### POPULATION BY RACE



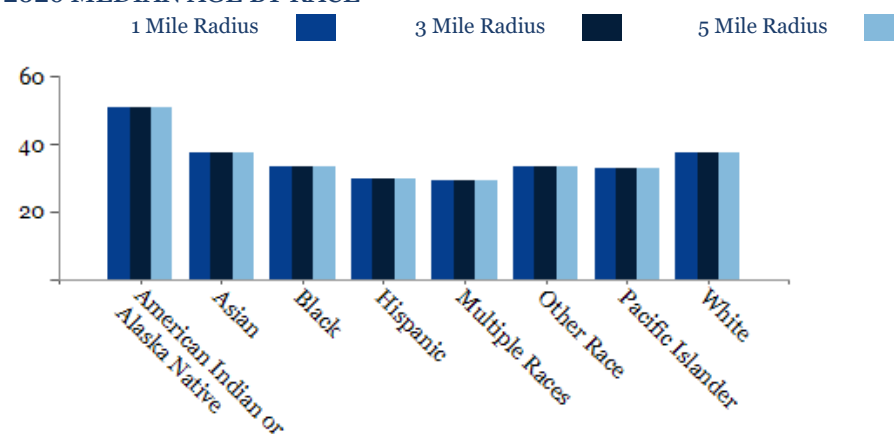
| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 23%    | 17%    | 16%    |
| American Indian         | 0%     | 0%     | 0%     |
| Asian                   | 4%     | 3%     | 2%     |
| Multiracial Other       | 11%    | 8%     | 8%     |
| Race White              | 9%     | 8%     | 8%     |
|                         | 4%     | 3%     | 3%     |
|                         | 48%    | 61%    | 63%    |

#### POPULATION DIVERSITY



| 2026 MEDIAN AGE BY RACE                  | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------------|--------|--------|--------|
| Median American Indian/Alaska Native Age | 51     | 42     | 42     |
| Median Asian Age                         | 37     | 38     | 39     |
| Median Black Age                         | 33     | 35     | 35     |
| Median Hispanic Age                      | 30     | 28     | 28     |
| Median Multiple Races Age                | 29     | 28     | 27     |
| Median Other Race Age                    | 33     | 31     | 31     |
| Median Pacific Islander Age              | 33     | 41     | 39     |
| Median White Age                         | 38     | 40     | 42     |

#### 2026 MEDIAN AGE BY RACE



# Building on Seven Hills Connector

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