

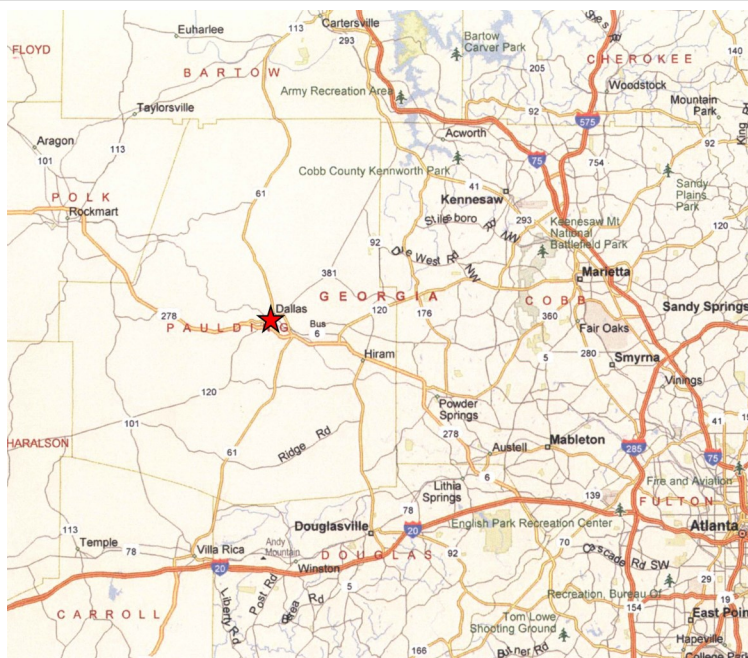
# DALLAS COMMONS

## Kroger Anchored Shopping Center

### Dallas, Paulding County, Georgia

**1.9 and 2.5 Acre Land Available**

- \* Within Dallas City Limits
- \* C-2 Zoning Allows Self-Storage & Most Commercial Uses
- \* Kroger Anchored
- \* Three Traffic Signals
- \* Rapid Growing Paulding County
- \* Shopping Center Retailers Include: Ruby Tuesdays, QuikTrip, Zaxby's, Wells Fargo & LGE Community Credit Union



### 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  
33.910686, -84.822827

#### Demographics\* (2022 Estimate):

	3 Mile	5 Mile
Population	29,466	71,811
Avg. HH Inc.	\$68,012	\$75,258
Pop. Growth (Projected 2022-2027)	19%	19%

#### Traffic Counts\*\*:

US 278	27,800 per day
GA 61	15,800 per day

#### Outparcels Available:

1.9 & 2.56 acres

\*=CoStar

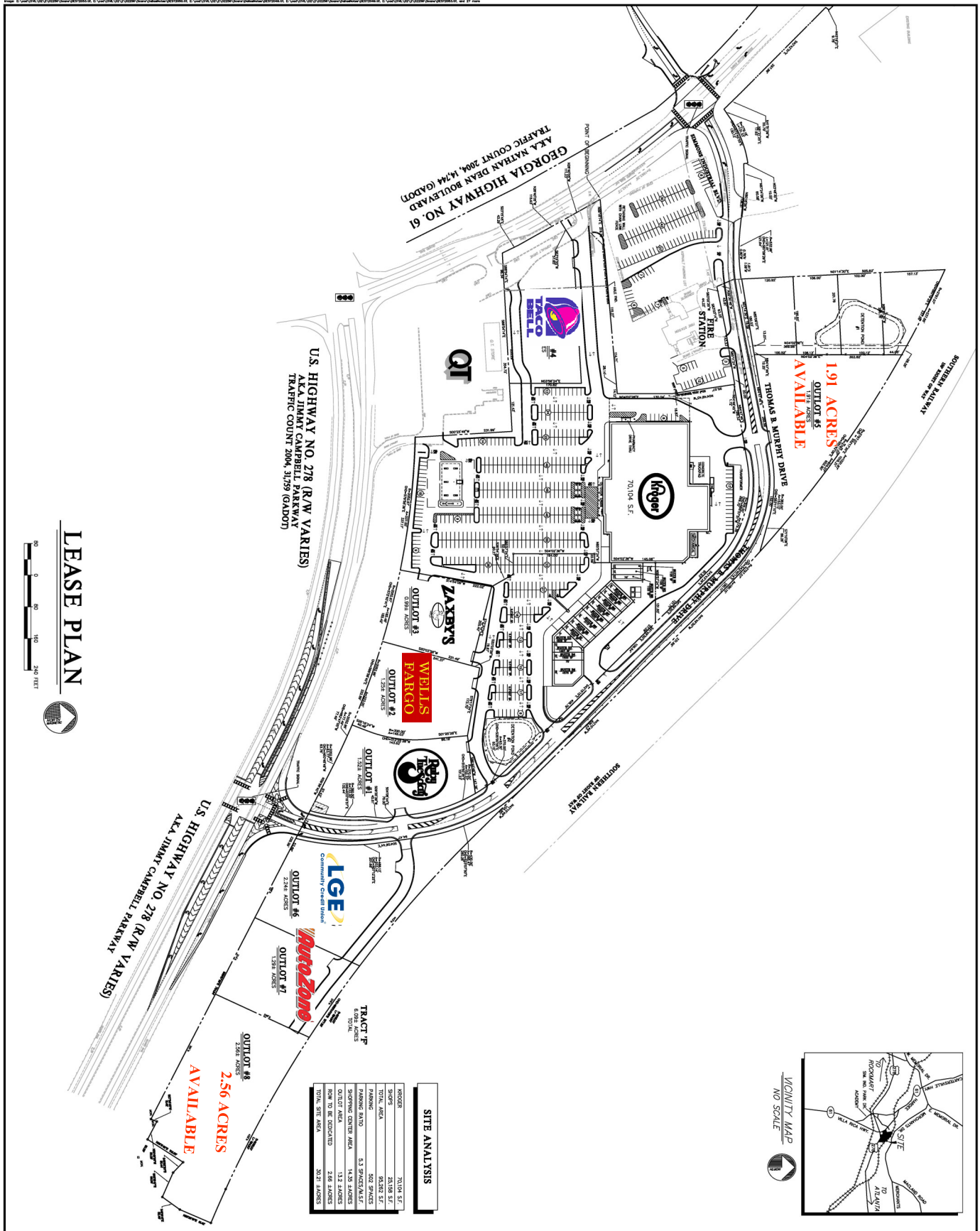
\*\*=GDOT

**CONNOLLY**

INVESTMENT & DEVELOPMENT

J.R. Connolly, 770-277-6088  
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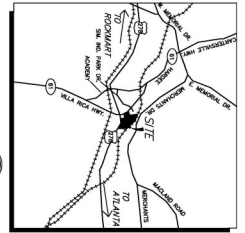
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**LEASE PLAN**



SITE ANALYSIS	
KROGER	70,104 S.F.
SHOPS	28,158 S.F.
TOTAL AREA	98,262 S.F.
PARKING	502 SPACES
PARKING BAY/ROW	5.3 SPACES/ROW
SHOPPING CENTER AREA	143,528 SQUARE FEET
ROW TO BE DEVELOPED	2,664 SQUARE FEET
TOTAL SITE AREA	30,277 SQUARE FEET



VICINITY MAP  
NO SCALE



**LS-4**

SHEET NUMBER  
0.2 - 3.5

SHEET TITLE  
**LEASE PLAN**

DATE  
1.0-1.17-05

PROJECT NUMBER  
17-05

PROJECT NAME  
DALLAS COMMONS

PROJECT LOCATION  
DALLAS, GEORGIA

PROJECT OWNER  
DALLAS COMMONS, LLC

PROJECT ARCHITECT  
ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS

PROJECT ENGINEER  
DALLAS MAJOR, LLC

PROJECT CONTRACTOR  
THE KROGER COMPANY

PROJECT ADDRESS  
LAWRENCEVILLE, GEORGIA

PROJECT PHONE  
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PROJECT FAX  
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PROJECT WEBSITE  
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