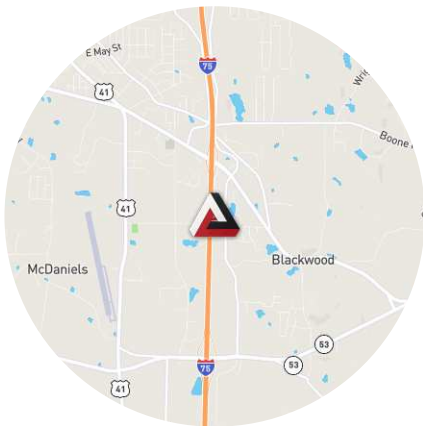


## CALHOUN LAND - OUTPARCELS AVAILABLE



455 Belwood Rd, Calhoun GA 30701

- ▲ Outparcels Available adjacent to the Calhoun Outlet Marketplace with major retail tenants such as Coach, Ralph Lauren, American Eagle, Levi's, Old Navy, Nike and more.
- ▲ Just minutes from I-75, one of the southeast's most heavily trafficked thoroughfares.
- ▲ Home to Mohawk Industries and Shaw Industries Group, two major drivers of the region's economy.

| 2020 Demographics    | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------|----------|----------|----------|
| Population           | 1,027    | 12,015   | 32,529   |
| Households           | 402      | 4,138    | 11,655   |
| Average HH Income    | \$80,902 | \$70,178 | \$65,146 |
| Daytime Population   | 2,469    | 10,352   | 18,398   |
|                      | 5 Min    | 10 Min   | 15 Min   |
| Drivetime Population | 2,014    | 27,211   | 52,355   |

### Available Spaces

**P3 - 3.86 AC**

**T1 - 4.51 AC**

**LEASING INFORMATION**

| Suite | Tenant    | Size/SF | Suite | Tenant    | Size/SF |
|-------|-----------|---------|-------|-----------|---------|
| P3    | Available | 3.86 AC | T1    | Available | 4.51 AC |

