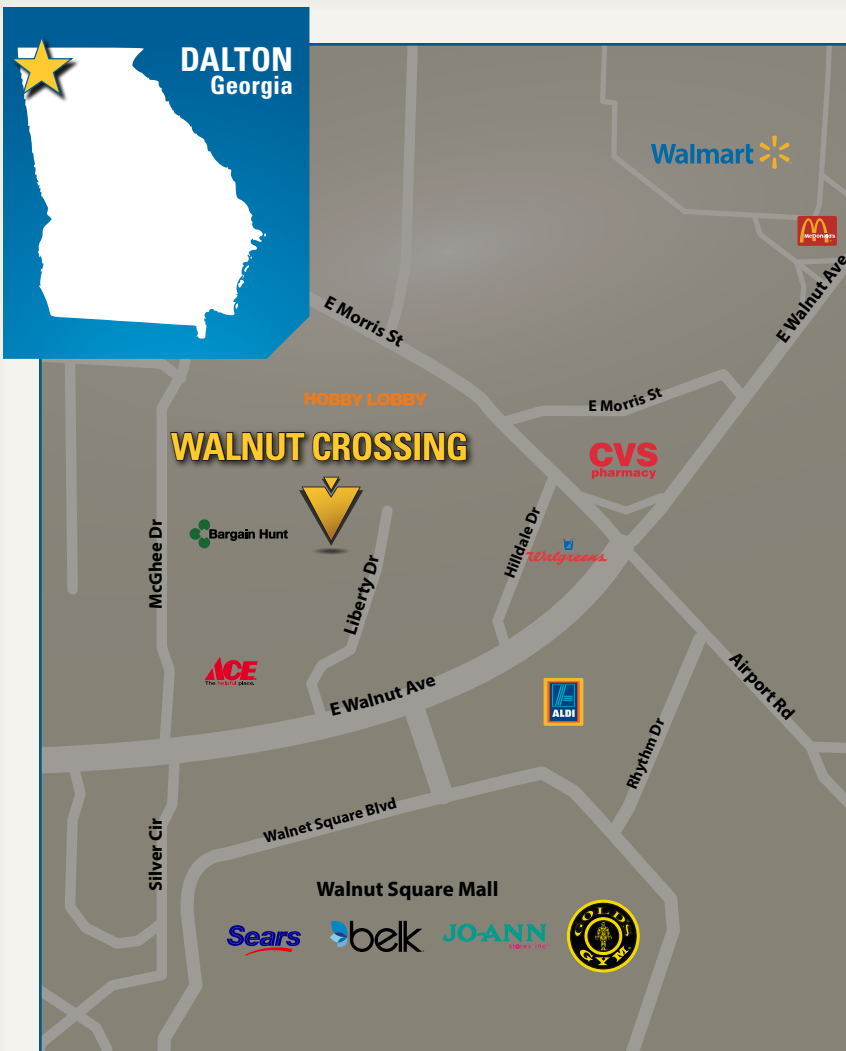


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## WALNUT CROSSING

Dalton, Georgia



### PROPERTY OVERVIEW

#### LOCATION

2121 East Walnut Avenue  
Dalton, GA 30121

#### GLA

49,116 +/- square feet

#### AREA AVAILABLE

2,800 sq.ft. +/-

#### ANCHORS

Bargain Hunt

#### POPULATION 2017

3mi: 34,023

5mi: 64,652

10mi: 122,062

#### MEDIAN HH INCOME 2017

3mi: \$31,447

5mi: \$38,264

10mi: \$42,038

#### VPD

20,700



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# WALNUT CROSSING

## Dalton, Georgia

## SUMMARY & INDEX



### TENANT INDEX

Bargain Hunt .....	31,531 sf
Harbor Freight .....	14,785 sf
Available .....	2,800 sf



### PROPERTY SUMMARY

Walnut Crossing Shopping Center is currently home to Bargain Hunt and totals 49,116 sq ft. on 4.96 acres of land, and is shadow anchored by Hobby Lobby and Ace Hardware. The project is well situated one of the main traffic arteries through town and currently has one vacant shop space of 2,800 square feet.

The immediate trade area includes the regional mall (Belk, Carmike 12, Gold's Gym, Joanne's Fabrics, Sears), Beall's Outlet and a Wal-Mart Supercenter less than a quarter-mile away. Walgreens, CVS, Chick-Fil-A, and several national banks are also in the immediate vicinity.

Dalton is located just off I-75 in the foothills of the Blue Ridge Mountains, and is the second largest city in northwest Georgia. In 2006 Dalton completed a \$7MM streetscape renovation of the downtown area, and has cultivated a vibrant arts and culture scene to go along with its historic houses and rich Civil War history. Dalton boasts a stable economy driven by the floor covering industry including the major nearby location of Shaw Industries corporate offices and manufacturing facilities.



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