

# CEDAR PLAZA OUTPARCEL 900 - 5,000 sf

720 N. MAIN STREET CEDARTOWN, GA 30125

AVAILABLE



## Kroger-Anchored Retail Hub

Join a dominant regional shopping center anchored by Kroger with 30+ years of proven performance.

## Exceptional Visibility & Traffic Exposure

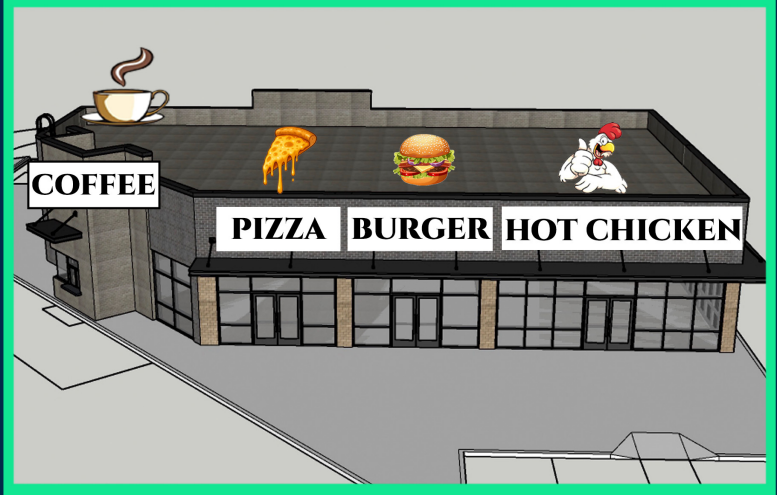
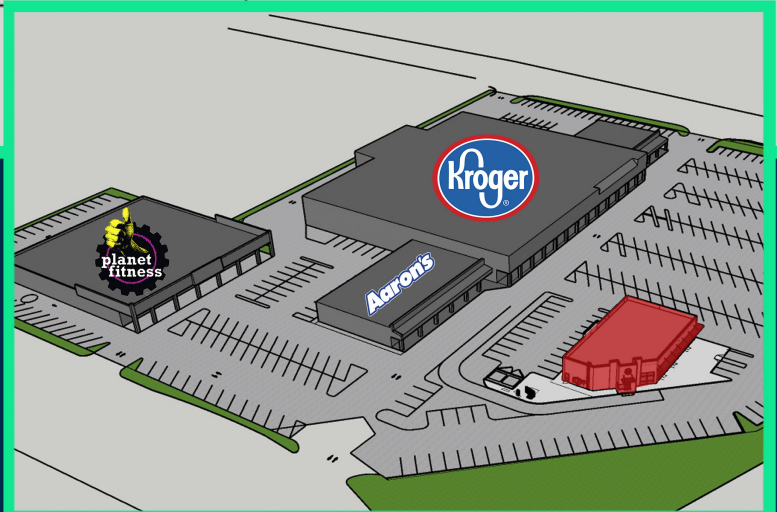
Positioned along N. Main St. with 16,606 VPD and multiple ingress/egress points.

## Strong National Co-Tenancy

Join Planet Fitness and nearby national retailers including Walmart, Home Depot, Chick-fil-A, and Tractor Supply.

## Build-to-Suit or Ground Lease

Planned 900-5,000 sf outparcel development with completed preliminary design and engineering already underway for accelerated delivery.





# DEMOGRAPHICS

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Cedar Plaza is less than 5 minutes away from US-278 providing direct access to Downtown Atlanta and surrounding metropolitan area.

GA DOT Traffic Counts:

North Main Street - 16,606 ADT

5 Year Population Growth - 2.75%

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## Population Density



1 Mile

3 Mile

5 Mile

5,126

16,021

20,925

## Average HH Income



1 Mile

3 Mile

5 Mile

\$83,246

\$78,130

\$78,483

## Median Age



1 Mile

3 Mile

5 Mile

39.6

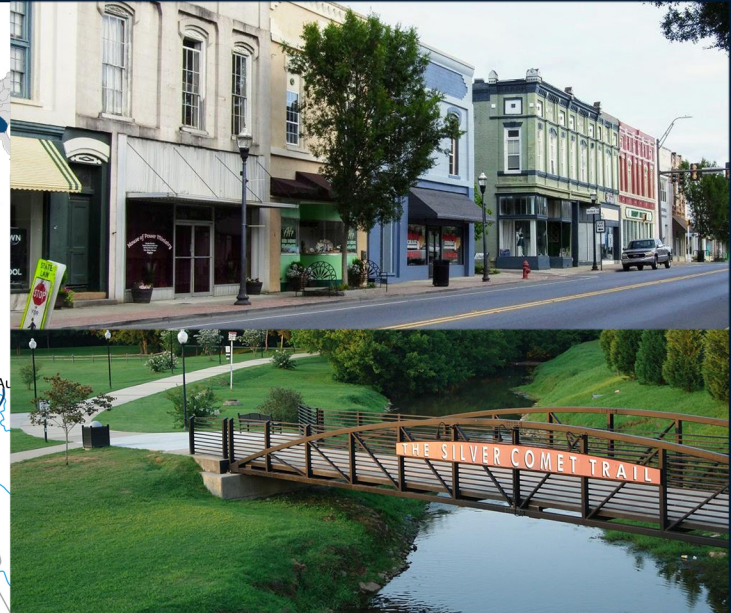
37.0

38.2



**1-Mile Demographics**  
 Population: 5,126  
 Avg HH Income: \$83,246  
 5 Yr Pop Growth: 2.75%

# Cedartown, Polk County



## Growing Trade Area:

Polk County and Cedartown serve a growing regional population of 42,000+, providing retailers access to an established and expanding customer base.

## Strategic Northwest Georgia Location:

Positioned just 60 miles from Atlanta along major corridors including U.S. 27, offering strong visibility and convenient regional access.

## Stable Economic Drivers:

Anchored by a diverse employment base in manufacturing, healthcare, education, and retail, supported by major employers like Goodyear Tire & Rubber Company and Walmart, generating consistent daily consumer traffic.

## Major Economic Growth Catalyst:

SOLARCYCLE is developing a transformative solar recycling and manufacturing campus in Cedartown projected to bring 600+ new jobs and significant long-term economic investment to Polk County.

## Downtown & Community Investment:

Significant public and private investment in infrastructure, historic revitalization, and amenities like the Silver Comet Trail continue to strengthen local consumer activity and visitation.

## Ideal Small-Format Retail Opportunity:

Limited competition for new national concepts in the 1,200–5,000 SF range creates a prime opportunity to capture underserved demand in a loyal, community-driven market.

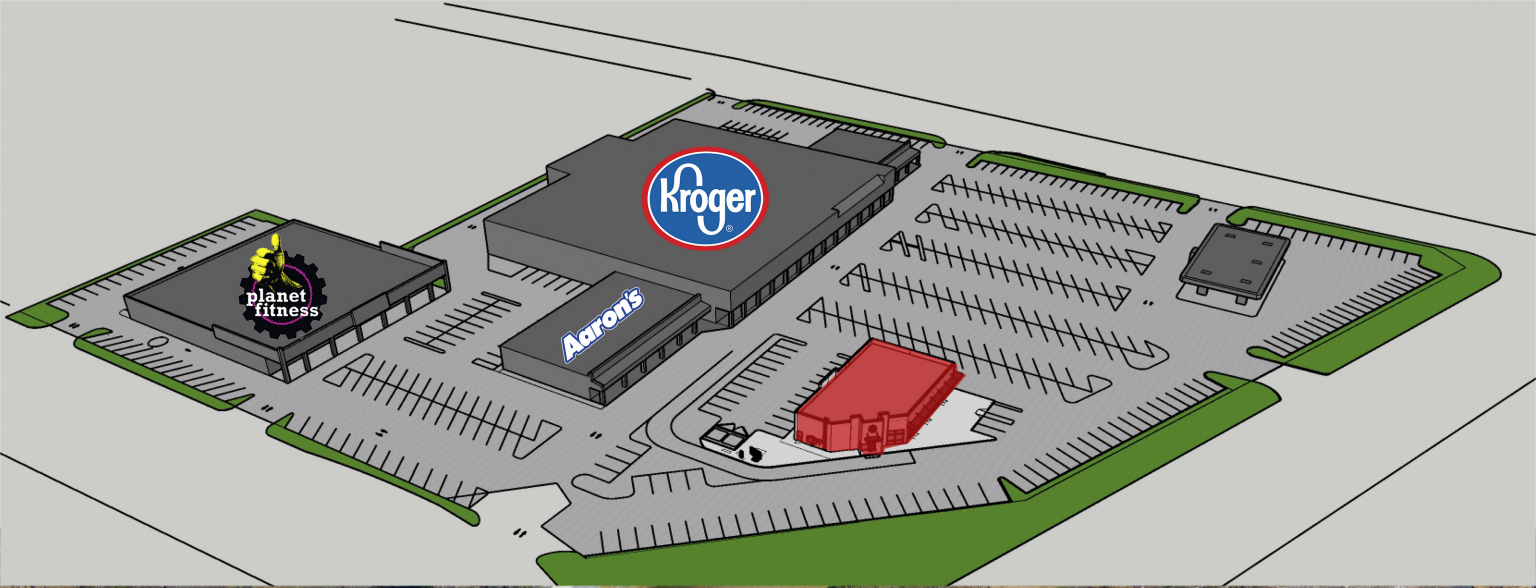
## TOP 10 EMPLOYERS IN CEDARTOWN

Rank	Employer	Number of Employees
1	Solarcycle	600+ (Expected)
2	Kimoto Tech, Inc.	500
3	Cedartown High School	350
4	Murata Americas	320
5	Polk Medical Center	250
6	Vigroup USA	275
7	Walmart	250
8	The HON Company	220
9	Goodyear Tire & Rubber Company	200
10	E-Z-GO Textron	180



# Tenant Roster

TENANT	Sq Ft.	Suite
Kroger	49,700	#5
Planet Fitness	19,600	#FS1
Aaron's	6,600	#1
The Border Restaurant	3,850	#7,9
Nation Nails	1,800	#3,4
Neighbors Pack and Ship	1,750	#6



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