



**CALHOUN OUTLET LAND - PAD SITES AVAILABLE**



455 Belwood Rd., Calhoun GA 30701

- ▲ Outparcels available - adjacent to the popular Calhoun Outlets, featuring 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 interstates.
- ▲ Home to Mohawk Industries and Shaw Industries Group, two major drivers of the region's economy.
- ▲ 70 residential apartments coming directly next to the site.

2025 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



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property