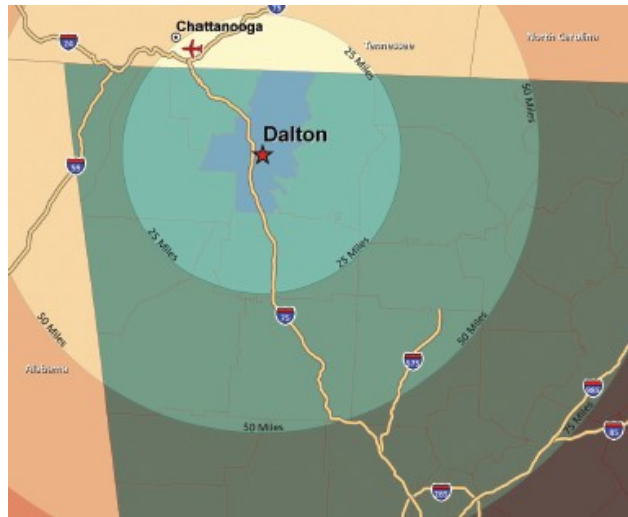


Major Employers

Shaw Industries Group Inc	6,593
Mohawk Industries Inc	4,100
Engineered Floors/ J+J Flooring Group	3,100
Beaulieu Group LLC	2,000
Whitfield County Schools	1,626
Hamilton Medical Center	1,300
Tandus	1,182
Dalton Public Schools	978
IVC U.S.	446
Shiroki North America Inc	425

Community Overview

- Located in the Northwest section of Georgia, Dalton is 25 miles south of Chattanooga and 75 miles north of Atlanta.
- The community features a 7% sales tax which contributes to an overall low cost of living.
- Dalton is home to Dalton State College, Georgia Northwestern Technical College, Walnut Square Mall, and the Dalton Convention Center.
- Dalton City and Whitfield County generated a combined total of \$1.658 million in hotel/motel taxes. That marked a 3.1% increase in tax collections over 2015.
- From 2010 to 2016, the population in Dalton grew 2.9% according to the U.S. Census Bureau.
- As of first quarter 2017, Dalton's Cost of Living Index is 11.4% below the national average.



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Retail In Dalton Georgia



Welcome to Dalton

Major Retailers

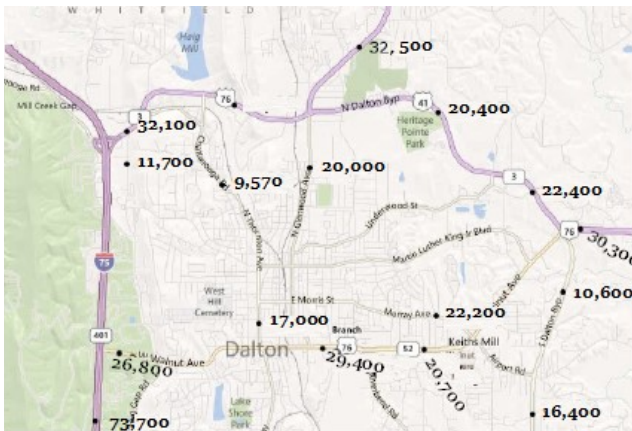
- Academy Sports + Outdoors
- ALDI
- Belk
- Books-A-Million
- Dollar General
- Five Guys Burgers and Fries
- GameStop
- Home Depot
- Jo-Ann Fabrics
- K-Mart
- Kohl's
- Krispy Kreme
- Kroger
- Lowe's
- Mattress Firm
- Office Depot
- Outback Steakhouse
- Panera Bread
- Petco
- Red Lobster
- Rite Aid
- Starbucks
- Sun Tan City
- TJ Maxx
- Walgreens
- Walmart Supercenter
- Walmart Neighborhood Market

Recent Additions

- Baja Coop
- Cherokee Pizza & Brewing Co.
- Conductors Bar & Grill
- Crescent City Tavern
- Cyra's-Simple Goodness
- Gypsy Fever Boutique
- Hamilton Street Home
- Hitch Boutique
- More Than Greens
- Planet Fitness
- Trail Head Outdoors

Note: This is a small representation of overall retail establishments.

Traffic Counts



Source: Georgia Department of Transportation

Retail Potential (Leakage)			
Sector	Demand	Supply	Retail Gap
Clothing Stores	\$31,743,982	\$20,760,322	\$10,983,660
Furniture Stores	\$20,494,785	\$22,626,672	\$-2,131,887
Electronics & Appliance Stores	\$33,478,845	\$15,684,263	\$17,794,582
Food Services & Drinking Places	\$103,230,223	\$126,965,206	\$-23,734,983
General Merchandise Stores	\$174,176,683	\$220,318,824	\$-46,142,141
Lawn & Garden Equip. & Supply Stores	\$3,823,151	\$8,159,065	\$-4,335,914
Sporting Goods/Hobby/Musical Instr. Stores	\$23,006,025	\$29,281,456	\$-6,275,431

*Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Retail Gap represents the difference between Retail Potential and Retail Sales.



Demographic Overview		
2017 Population Estimates		
5 Miles: 66,583	10 Miles: 113,277	20 Miles: 295,157
2022 Population Projections		
5 Miles: 68,561	10 Miles: 116,067	20 Miles: 303,283
2017 Number of Households		
5 Miles: 22,095	10 Miles: 38,394	20 Miles: 104,869
2017 Per Capita Income		
5 Miles: \$19,754	10 Miles: \$20,095	20 Miles: \$22,802
2017 Median Household Income		
5 Miles: \$39,626	10 Miles: \$42,203	20 Miles: \$46,544

Source: Prepared by ESRI

Major Retail Developments	
Hammond Creek	160 Acres
Market Street Shops	GLA: 180,853 SqFt
Dalton Village	GLA: 123,000 SqFt
Dalton Place	GLA: 70,000 SqFt
Barrett Marketplace	GLA: 48,000 SqFt
Market Central	GLA: 34,000 SqFt
Northside	GLA: 10,128 SqFt
Liberty Square Shopping Center	GLA: 10,000 SqFt