

# SHOPS AT SHILOH CROSSING

3940 CHEROKEE STREET, KENNESAW, GA 30144



4,000 SF 2nd Generation Restaurant  
Endcap Available



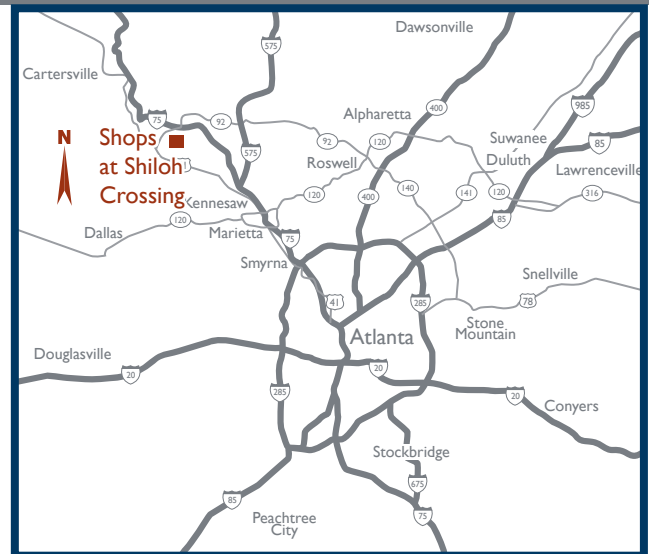
New Traffic Signal Added



4,000 SF 2nd Generation Restaurant  
Endcap Available

## PROPERTY DETAILS

- 40,767 SF retail center in Cobb County
- 4,000 SF 2nd Generation Restaurant Available
- High traffic counts on Cherokee Street with 35,300 VPD, and with immediate access to I-75
- Signaled intersection (shared with Home Depot) with designated turn lanes making ingress and egress controlled and safe
- 1 mile from rapidly-expanding Kennesaw State University in Cobb County
- Strong demographics, City of Kennesaw is experiencing explosive growth; 77,000 residents within 3 miles with average household income of \$93,000, daytime employment of 36,500
- Surrounding retailers include Home Depot, Starbucks and Kroger



**BRAND**  
Real Estate Services

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## TRAFFIC COUNTS

Cherokee Street	35,300 VPD
I-75	132,000 VPD

## DEMOGRAPHICS - 2020 CoStar

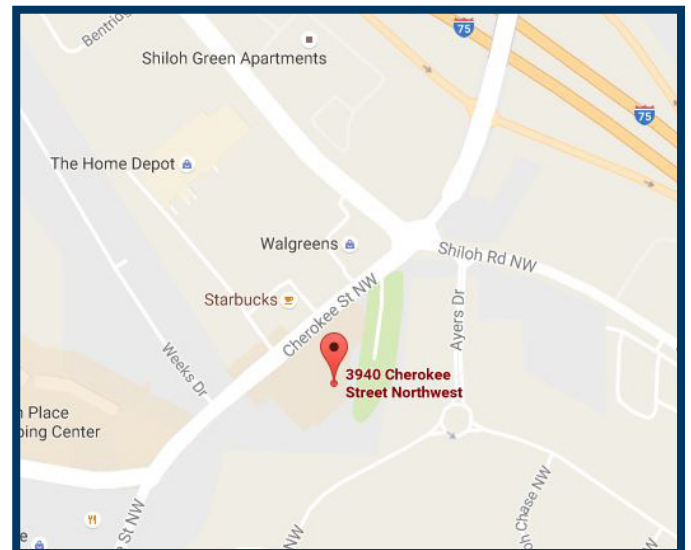
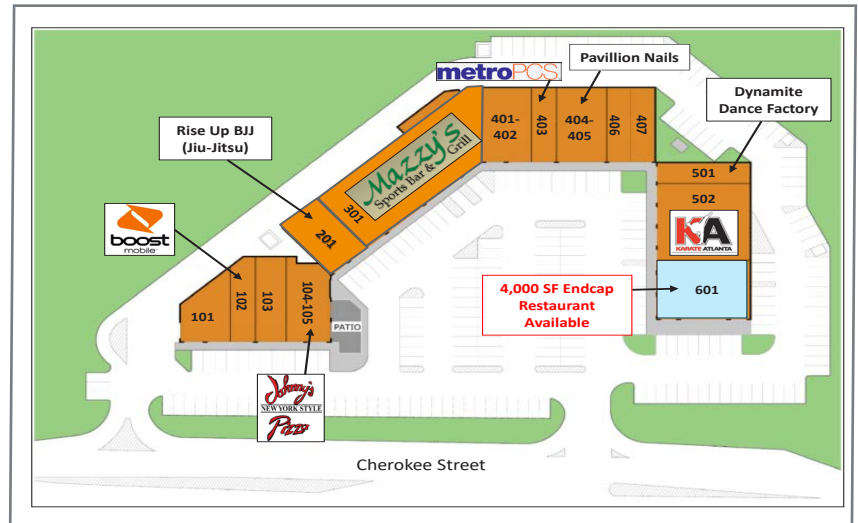
	1 mile	3 miles	5 miles
Population	11,543	77,206	185,778
Income	\$79,268	\$93,022	\$92,993
Daytime Emp.	6,385	36,499	84,228

## GPS COORDINATES

Lat. 34.048713 Long. -84.596745

## TENANTS

101	Green Dry Cleaners	2,112 SF
102	Boost Mobile	1,550 SF
103	Mediterranean Bistro	2,000 SF
104-105	Johnny's NY Pizza	2,550 SF
201	Rise Up BJJ (Jiu-Jitsu)	2,400 SF
301	Mazzy's Sports Bar & Grill	9,430 SF
401-402	Discover Chiropractic	2,800 SF
403	Metro PCS	1,400 SF
404-405	Pavillion Nails	2,800 SF
406	Classic Monograms	1,400 SF
407	AccuQuest Hearing Ctr.	1,400 SF
501	Dynamite Dance Factory	1,450 SF
502	ATA Karate	5,475 SF
<b>601</b>	<b>Crab Heaven/Available Restaurant Endcap</b>	<b>4,000 SF</b>
Total Square Feet		40,767 SF



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