

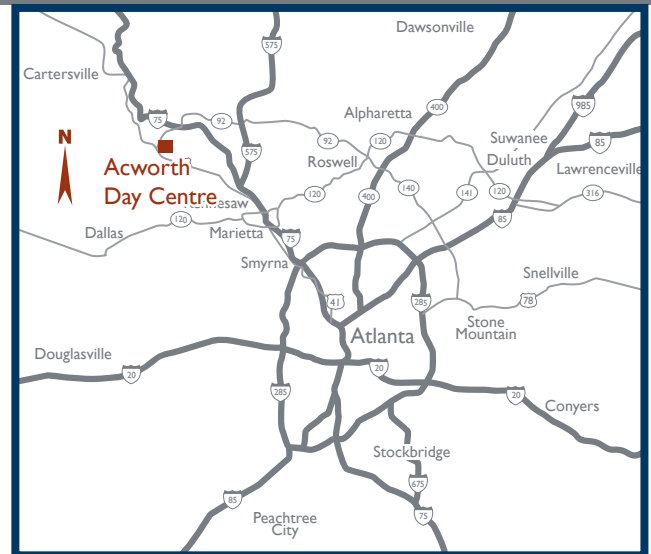
# ACWORTH DAY CENTRE

3150 COBB PARKWAY NW (US HWY 41), KENNESAW, GA 30152



## PROPERTY DETAILS

- Attractive brick and stucco retail center with two buildings totaling 14,600 SF in Cobb County located directly across from Walmart, adjacent to Zaxby's, and with Starbucks nearby
- High traffic count of 31,200 VPD and prominent monument signage on Cobb Pkwy. (US Hwy. 41)
- Good direct ingress and egress from Cobb Pkwy. with nearby traffic light being convenient as a secondary entrance north of the property
- Variety in the tenant mix attracts foot traffic with medical, retail and restaurant uses
- Creekside Executive office park and residences behind the center create further stimulus and activity
- The city of Kennesaw is one of the fastest-growing markets in the state of Georgia



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## TRAFFIC COUNTS

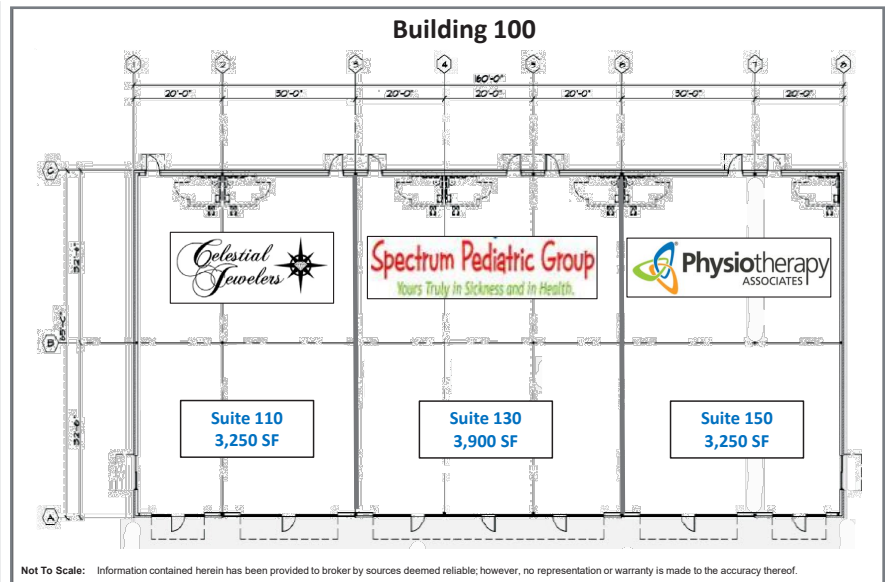
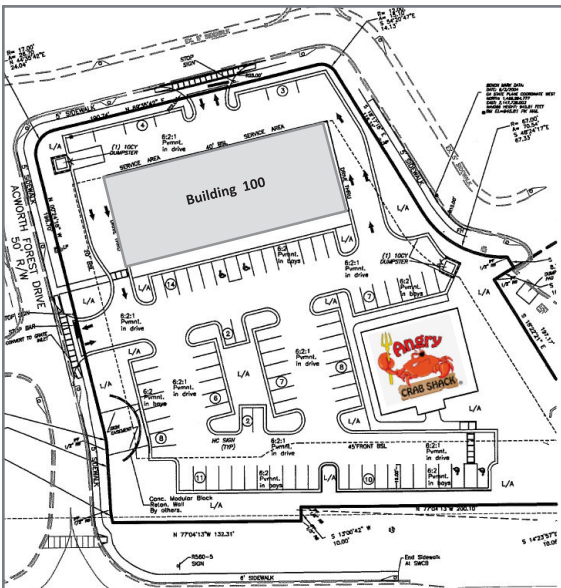
|                            |            |
|----------------------------|------------|
| Cobb Pkwy NW (West of Ctr) | 31,200 VPD |
| Cobb Pkwy NW (East of Ctr) | 27,800 VPD |

## DEMOGRAPHICS - CoStar

|                    | 1 mile    | 3 miles   | 5 miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 9,170     | 66,943    | 150,781   |
| Income             | \$100,616 | \$105,162 | \$107,968 |
| Daytime Employment | 7,426     | 49,169    | 172,058   |

## GPS COORDINATES

Lat. 34.032265 Long. -84.66456



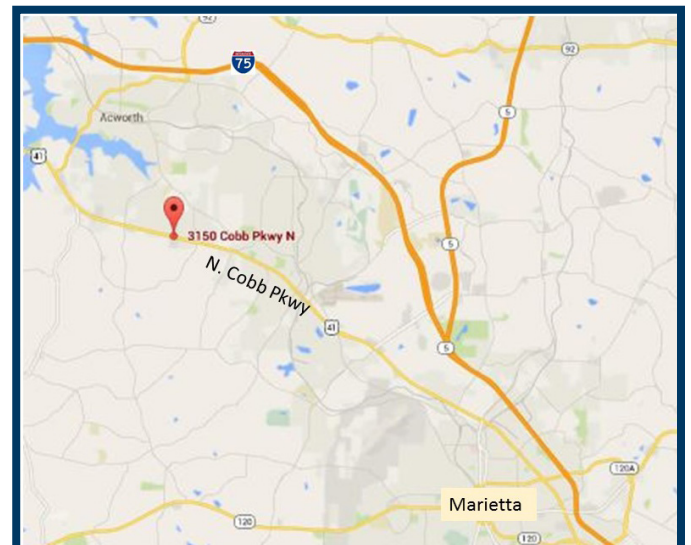
| SUITE    | TENANT                   | SF     |
|----------|--------------------------|--------|
| 100-110  | Celestial Jewelers       | 3,250  |
| 130      | Spectrum Pediatric Group | 3,900  |
| 150      | Physiotherapy Associates | 3,250  |
| Bldg 200 | Angry Crab Shack         | 4,200  |
|          | Total Square Feet        | 14,600 |

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