

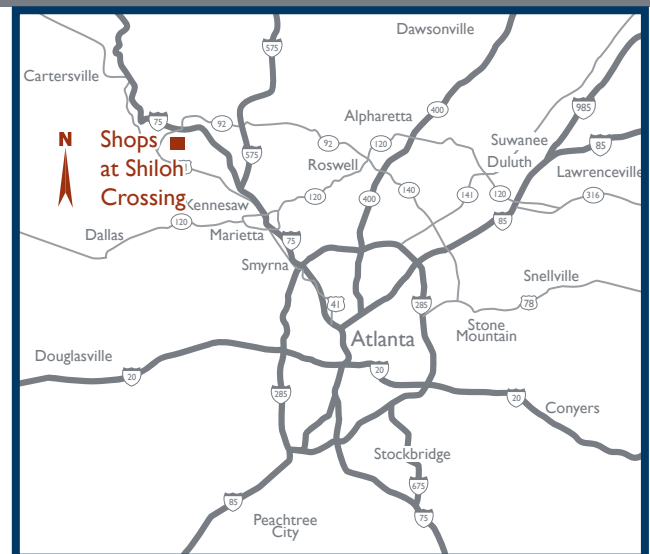
SHOPS AT SHILOH CROSSING

3940 CHEROKEE STREET NW, KENNESAW, GA 30144



PROPERTY DETAILS

- Attractive 40,767 SF retail center in Cobb County located directly across from Home Depot, and nearby to Kroger and Starbucks
- High traffic counts on Cherokee Street with 35,200 VPD, and with immediate access to I-75
- Traffic signal added at the intersection shared with Home Depot has designated turn lanes making ingress and egress controlled and safe
- Strong demographics, City of Kennesaw is experiencing explosive growth; 76,686 residents within 3 miles with average household income of \$94,723, daytime employment of 30,510
- 1 mile from rapidly-expanding Kennesaw State University
- 1,450 SF and 1,550 SF Inline Retail Spaces Available



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TRAFFIC COUNTS

Cherokee Street	35,200 VPD
I-75	130,000 VPD

DEMOGRAPHICS - 2022 CoStar

	1 mile	3 miles	5 miles
Population	11,091	76,686	187,608
Income	\$80,325	\$94,723	\$93,535
Daytime Emp.	6,558	30,510	73,623

GPS COORDINATES

Lat. 34.048713 Long. -84.596745

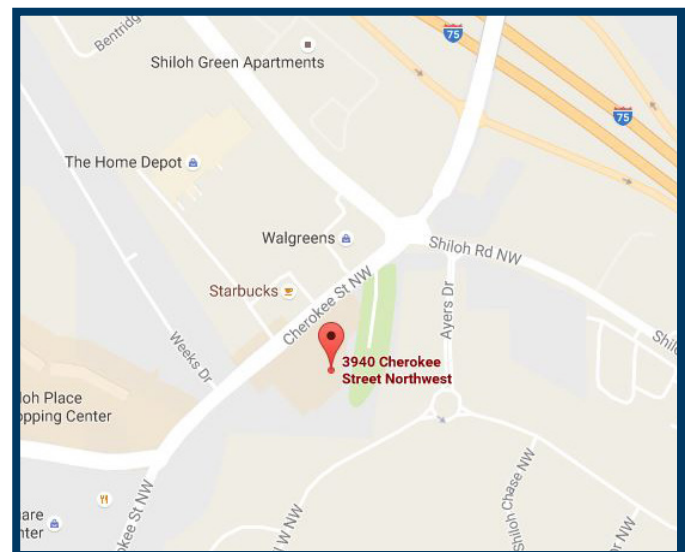
SUITE	TENANT	SF
101	Truck Fitness	2,112
102	Available	1,550
103	Mediterranean Bistro	2,000
104-105	Johnny's NY Pizza	2,550
201	Coming Soon: Fyzical Therapy & Balance Center	2,400
301	Mazzy's Sports Bar & Grill	9,430
401-402	Discover Chiropractic	2,800
403	Coming Soon: DryBar Hair Salon	1,400
404-405	Golden One Nail Lounge	2,800
406	Classic Monograms	1,400
407	AccuQuest Hearing Center	1,400
501	Available / Dynamite Dance Factory	1,450
502	ATA Karate Atlanta	5,475
601	Now Open! Churras Brazilian Steakhouse & Bakery	4,000
Total Square Feet		40,767



Michael Walker, CRRP, CLS
Vice President, Leasing

mwalker@BrandProperties.com

770.623.2080 Direct | 401.480.0863 Mobile



BRAND Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801