

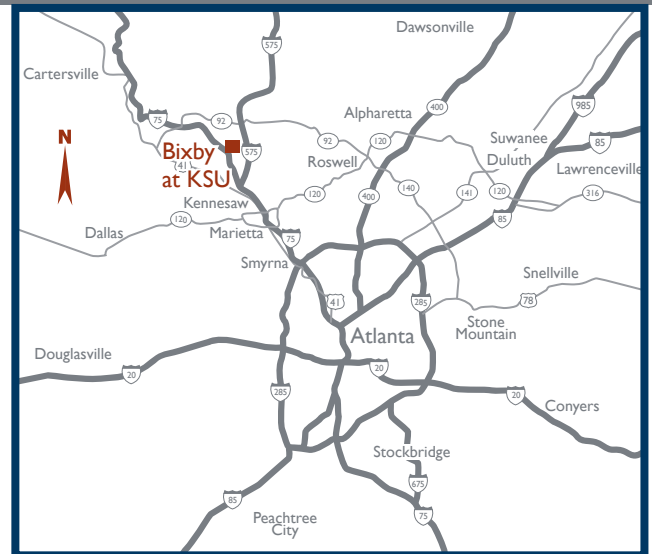
BIXBY RETAIL AT KSU

3061 GEORGE BUSBEE PARKWAY NW, KENNESAW, GA 30144



PROPERTY DETAILS

- Newly constructed and located near the main campus of Kennesaw State University, Bixby is a 5 story student housing community featuring 179 units with 656 beds
- 100% Leased - Bixby has 3,454 SF of ground level retail /restaurant space
- Highly visible location across from Fifth Third Bank football stadium and adjacent athletic fields
- 5,000+ potential customers within a 5 minute walk, plus campus shuttle and visitors, plus a general population of 68,000 within 3 miles
- KSU is the 3rd largest university system in Georgia with 38,000 students (5,200 residential students); it is in the Top 50 largest public institutions in the USA

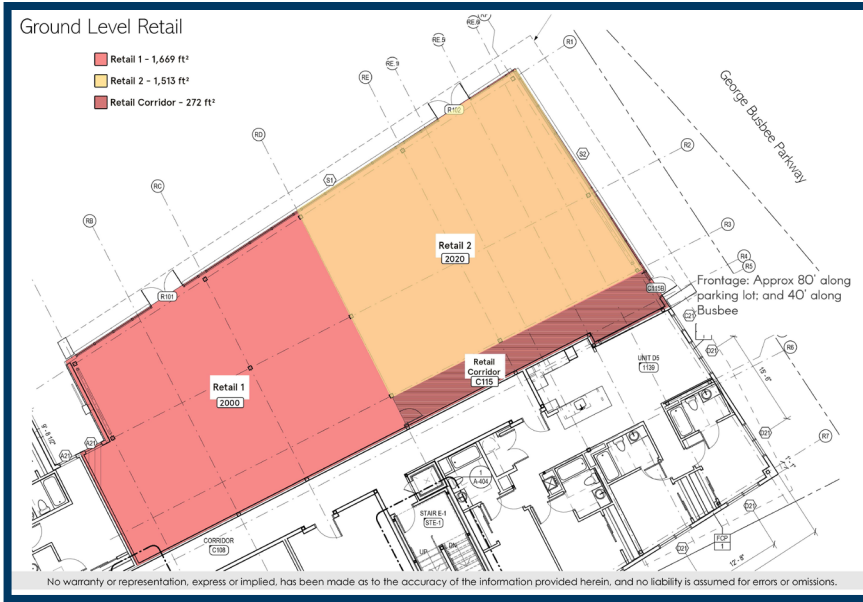


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- Independent Grounds Cafe has leased Suite 1 with 1,669 SF
- Harold's Chicken has leased Suite 2 with 1,513 SF
- Ceiling height approximately 12' 5"
- 1,500 gallon grease trap for each space
- Two 400a electrical services
- 21 retail-dedicated surface level parking spaces plus 600 adjacent parking deck spaces for residents and guests
- Free shuttle connects the KSU campus, KSU athletic & entertainment area, and Town Center Mall
- Commuter students and visitors are also on campus

DEMOGRAPHICS - CoStar 2020

	1 mile	3 miles	5 miles
General Population	2,556	67,999	188,718
Ave. HH Income	\$50,967	\$90,796	\$99,906

TRAFFIC COUNTS

George Busbee Pkwy NW 14,200 VPD

Bixby Retail has 5,000+ potential customers within a 5 minute walk:

- Bixby 656 beds in-house
- Extended Stay America - located on either side of Bixby, the two locations each have 104 rooms usually at capacity
- U Pointe Kennesaw 795 beds
- SOVA Student Living 822 beds
- Stadium Village student apartments and townhomes 792 beds
- Aldridge at Town Village 300 apartments
- Milstead Village 310 apartments
- The Mill at Chastain 240 apartments
- The Indy (aka Solis Kennesaw II) 543 beds student housing in development

Bixby is located next to the beautiful 88 acre KSU Sports & Entertainment Park that hosts daily activities plus special events.

Fifth Third Bank Stadium is across the street and hosts football, soccer, lacrosse.
Seating capacity 8,318
Capacity for concerts: 16,316



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