



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# ACWORTH LIGHT INDUSTRIAL - FOR LEASE

5,350 SF Flex Space Available  
Convenient to I-75, US-41 & Downtown

DRIVE INS + COMMON DOCK HIGH  
3701 NEW MCEVER RD. NW  
ACWORTH, GA 30101

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**DON EDWARDS**

Associate Broker/Commercial Director  
(770) 324-3457  
don@dbeproperties.com  
119563, GA





12' Drive In Doors



Common Area Dock High

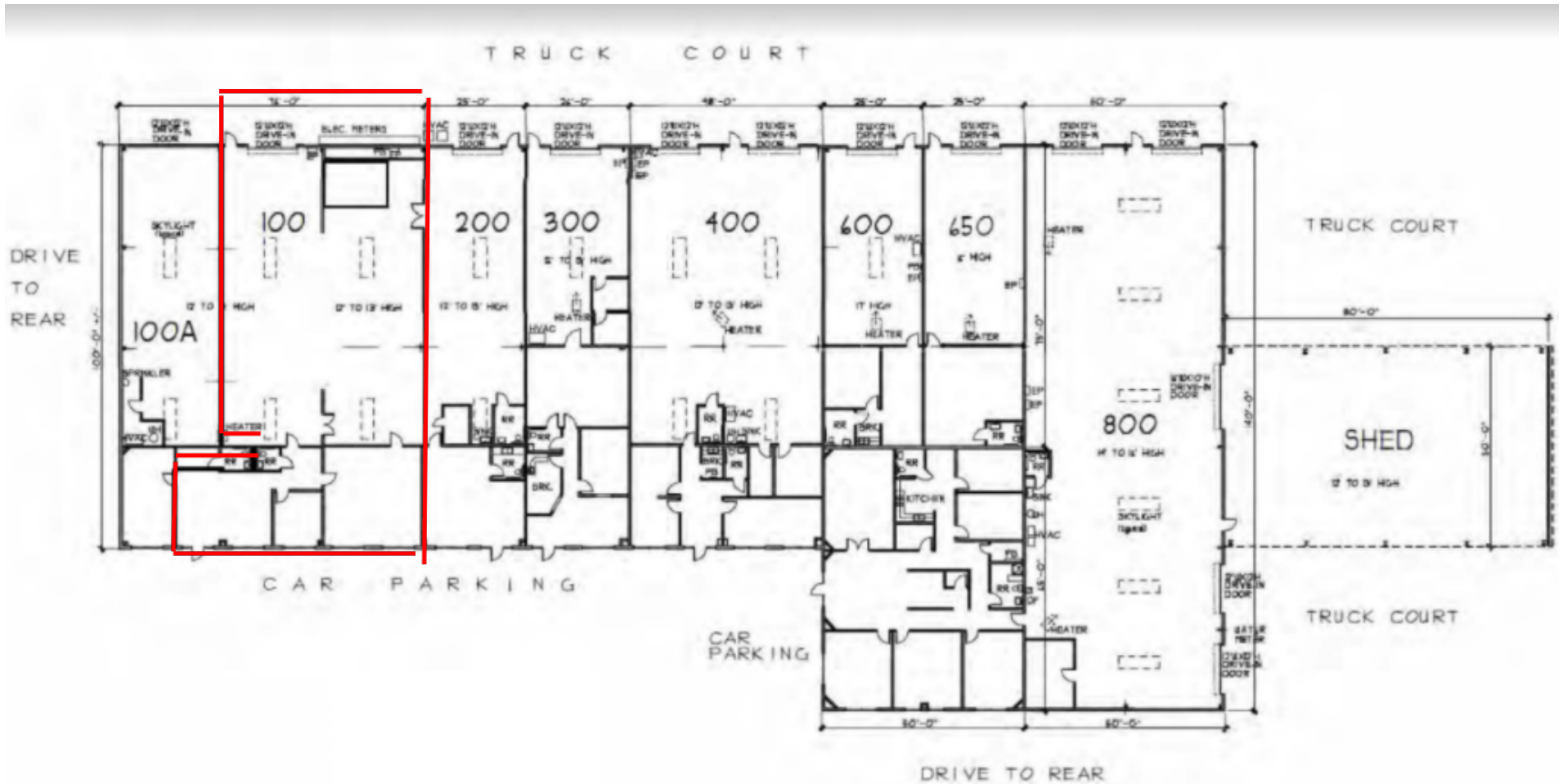


Address: 3701 New McEver Road NW  
City, State: Acworth, GA 30101  
County: Cobb  
Lease Rate: \$13.00  
NNN: Yes + \$3.25 CAM  
Market: NW Atlanta  
Sub-market: Acworth  
Year Built: 2001  
Zoning: LI

## Property Overview

3701 New McEver Rd NW is a 34,500 sq ft brick front light industrial building conveniently located near I-75, US-41 and downtown Acworth. This multi-tenant flex office/warehouse building offers front entry and 12' drive-in doors to the rear of the units. There is also a common area dock high and approximately 70 parking spaces.

# AVAILABLE SUITES AND SITE PLAN



## AVAILABILITY

Suite	Size	Rate	CAM	Monthly Total	Type
Suite 100	5,350	\$13.00 /sf/yr	\$3.25 sf/yr	\$ 7,244.79	NNN Lease

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

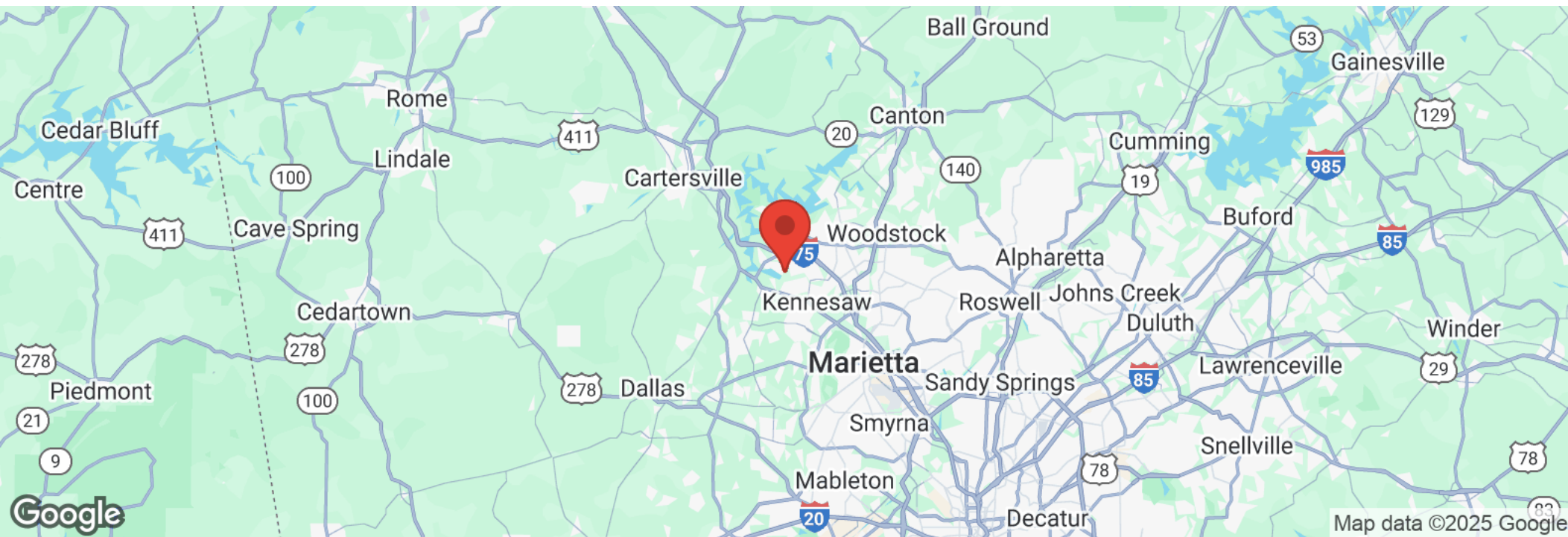
Suite 100 - 5,350 SF  
\$13.00 psf/yr + \$3.25 CAM = \$7,244.79  
monthly  
Flex Office/Warehouse w/ 1 Drive In Door





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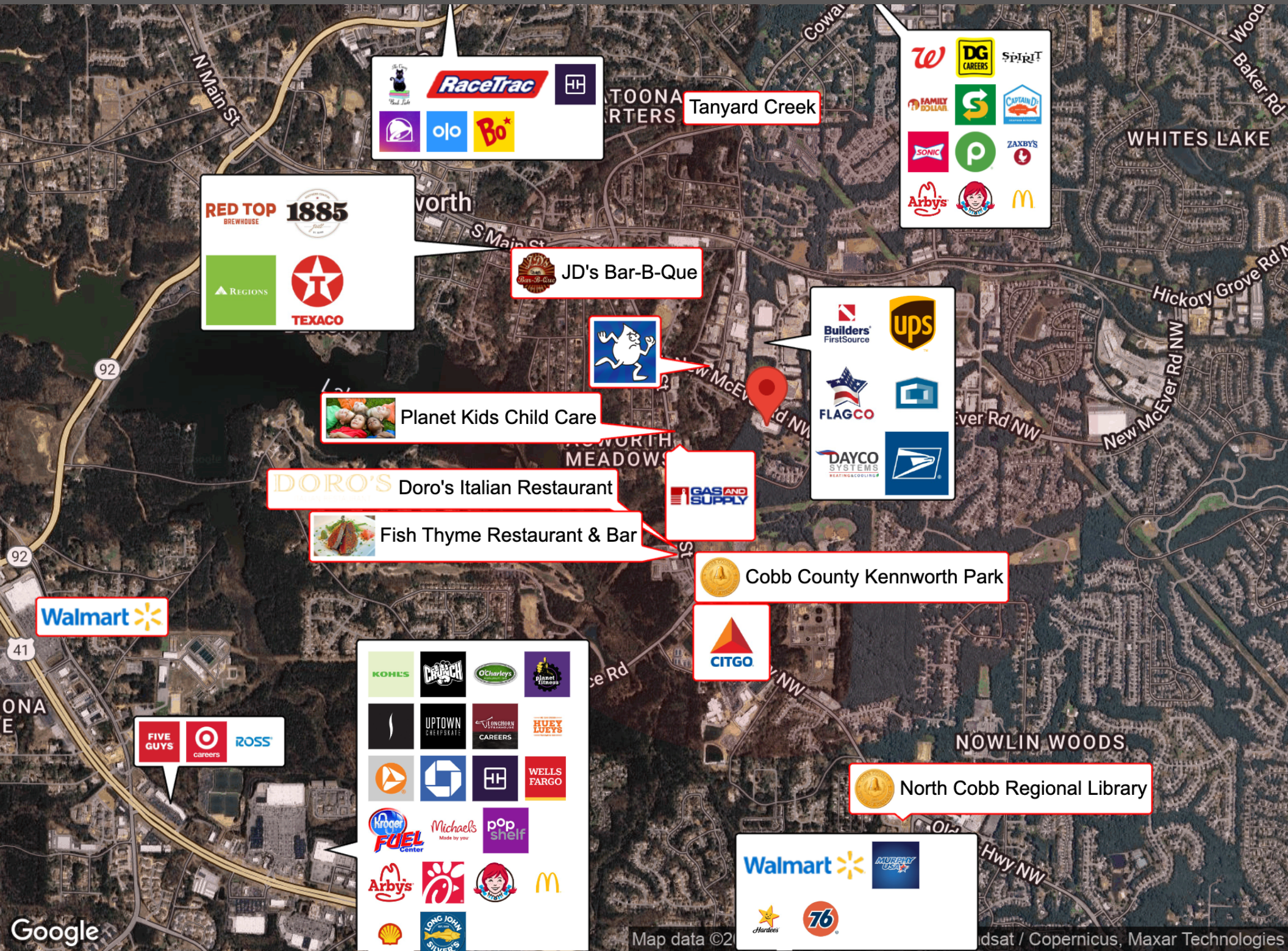
## AREA OVERVIEW



### Acworth, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.





**RaceTrac**

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Tanyard Creek

w DG CAREERS SPIRIT

FAMILY DOLLAR S CAPTAIN D

SONIC p ZAXBY'S

Arby's Wendy's M

**RED TOP BREWHOUSE 1885**

REGIONS TEXACO

**JD's Bar-B-Que**



**Planet Kids Child Care**

Builders FirstSource ups

FLAGCO

DAYCO SYSTEMS HEATING/COOLING

**DORO'S Doro's Italian Restaurant**

**GAS AND SUPPLY**

**Fish Thyme Restaurant & Bar**

**Cobb County Kennworth Park**

**Walmart**

**CITGO**

FIVE GUYS target careers ROSS

KOHL'S CROUCH OCharleys Planet Fitness

UPTOWN CHEFSKATE LUNCHBORN CAREERS HUEY LUEYS

WELLS FARGO

Kroger FUEL Center Michaels pop shelf

Arby's Wendy's M

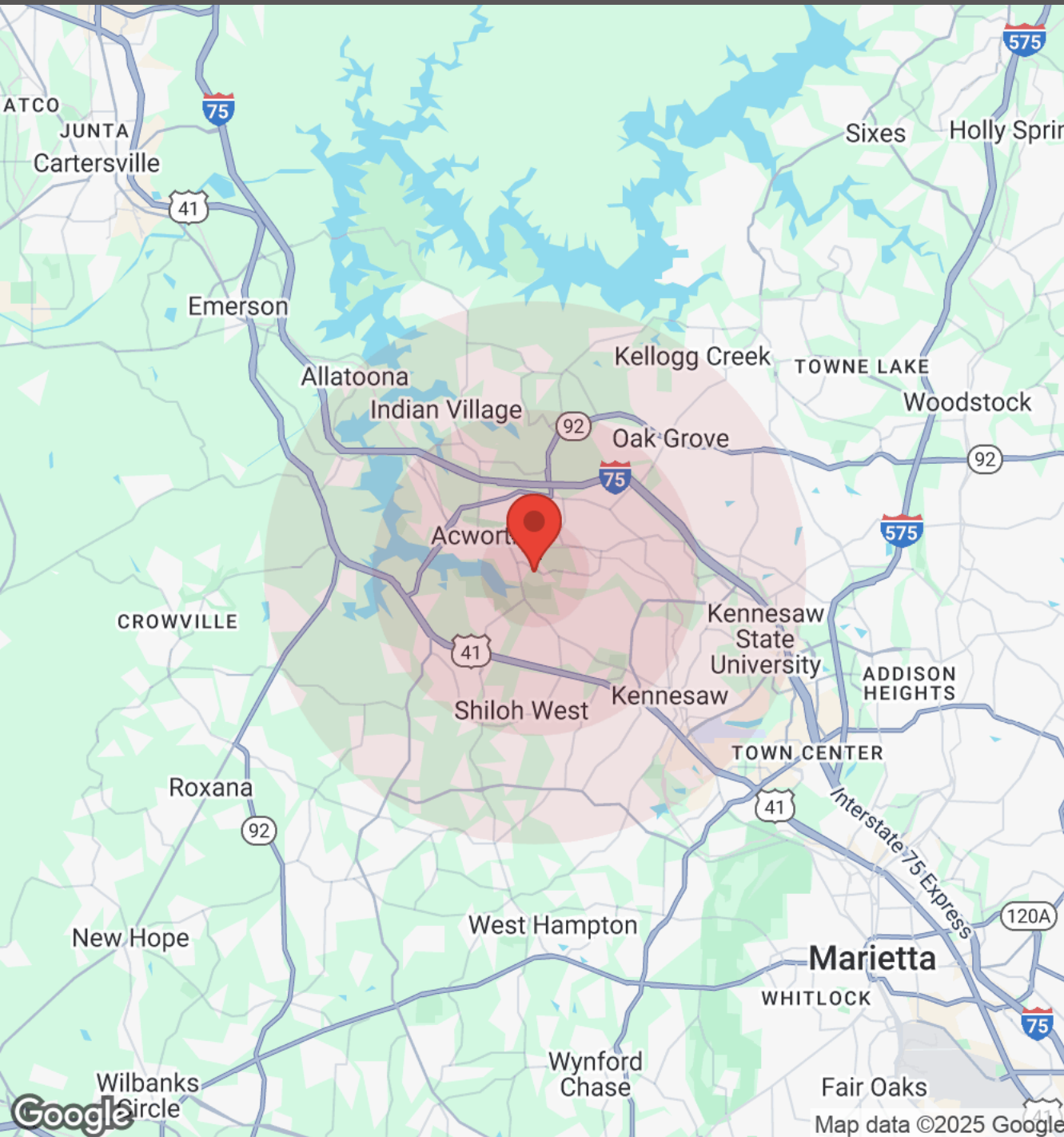
Shell LONG JOHN SILVERS

**North Cobb Regional Library**

Walmart MURPHY USA

Hardee's 76

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,908	29,504	70,426
Female	3,174	32,181	73,078
Total Population	6,082	61,685	143,504

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,003	11,177	24,973
Ages 15-24	834	8,642	21,999
Ages 25-54	2,414	25,459	57,619
Ages 55-64	807	7,657	18,568
Ages 65+	1,023	8,752	20,347

Race	1 Mile	3 Miles	5 Miles
White	3,225	32,995	83,720
Black	1,563	15,187	30,121
Am In/AK Nat	8	49	129
Hawaiian	1	12	43
Hispanic	803	8,432	18,584
Asian	322	3,306	7,118
Multi-Racial	141	1,517	3,387
Other	18	185	387

Income	1 Mile	3 Miles	5 Miles
Median	\$89,512	\$98,901	\$101,715
< \$15,000	87	1,155	3,458
\$15,000-\$24,999	139	1,002	1,887
\$25,000-\$34,999	101	1,137	2,412
\$35,000-\$49,999	292	2,001	4,069
\$50,000-\$74,999	358	3,289	7,426
\$75,000-\$99,999	357	3,022	6,817
\$100,000-\$149,999	508	5,117	11,911
\$150,000-\$199,999	232	2,929	6,653
> \$200,000	294	3,294	8,484

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,470	24,094	55,655
Occupied	2,367	22,945	53,117
Owner Occupied	1,576	16,425	36,879
Renter Occupied	791	6,520	16,238
Vacant	103	1,148	2,538

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## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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