

WAREHOUSE FOR LEASE

LEASE RATE: \$13.60 SF/YR

195 Chastain Meadows Ct NW Suite 108 & 109 Kennesaw, GA 30144



Orville Devonish
(470) 261-6521

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DISCLAIMER

CHASTAIN MEADOWS

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

CHASTAIN MEADOWS

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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SUMMARY

CHASTAIN MEADOWS

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PROPERTY HIGHLIGHTS

- Seeking 24 to 36 month lease tenant
- Heated and cooled for year-round comfort
- 3 loading docks and a drive-up ramp for seamless logistics
- 27-foot ceilings providing ample vertical storage capacity
- Suite 109 warehouse includes 2 offices and a bathroom for added functionality

OFFERING SUMMARY

Lease Rate:	\$13.60 SF/yr (NNN)
Number of Units:	1
Available SF:	4,840 SF
Lot Size:	NA
Building Size:	9,880 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	421	3,223
Total Population	328	1,027	9,276
Average HH Income	\$86,179	\$87,699	\$87,450

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LEASE

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LOCATION DESCRIPTION

Unmatched Location:

- Less than 1 mile from full-diamond interchanges at both I-575/Chastain Road and I-575/Barrett Parkway, offering quick access to interstates and all parts of Northwest Atlanta
- Just 1 mile from Town Center at Cobb, Northwest Atlanta's largest retail hub, surrounded by abundant restaurants and amenities.
- Situated within the meticulously maintained Chastain Meadows, a 230-acre master-planned business community designed to protect the long-term value of your investment.

Community Benefits:

- Beautifully landscaped environment with tightly controlled growth, architecture and signage.

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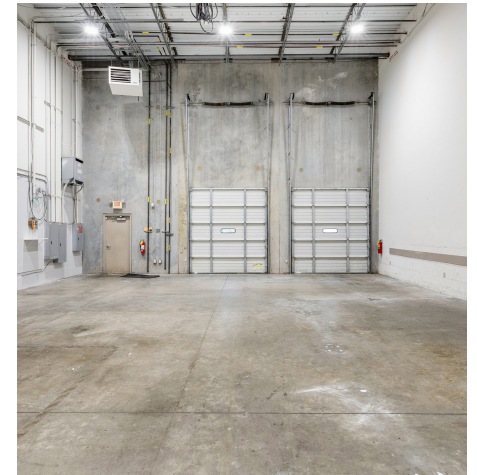


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ADDITIONAL PHOTOS

CHASTAIN MEADOWS

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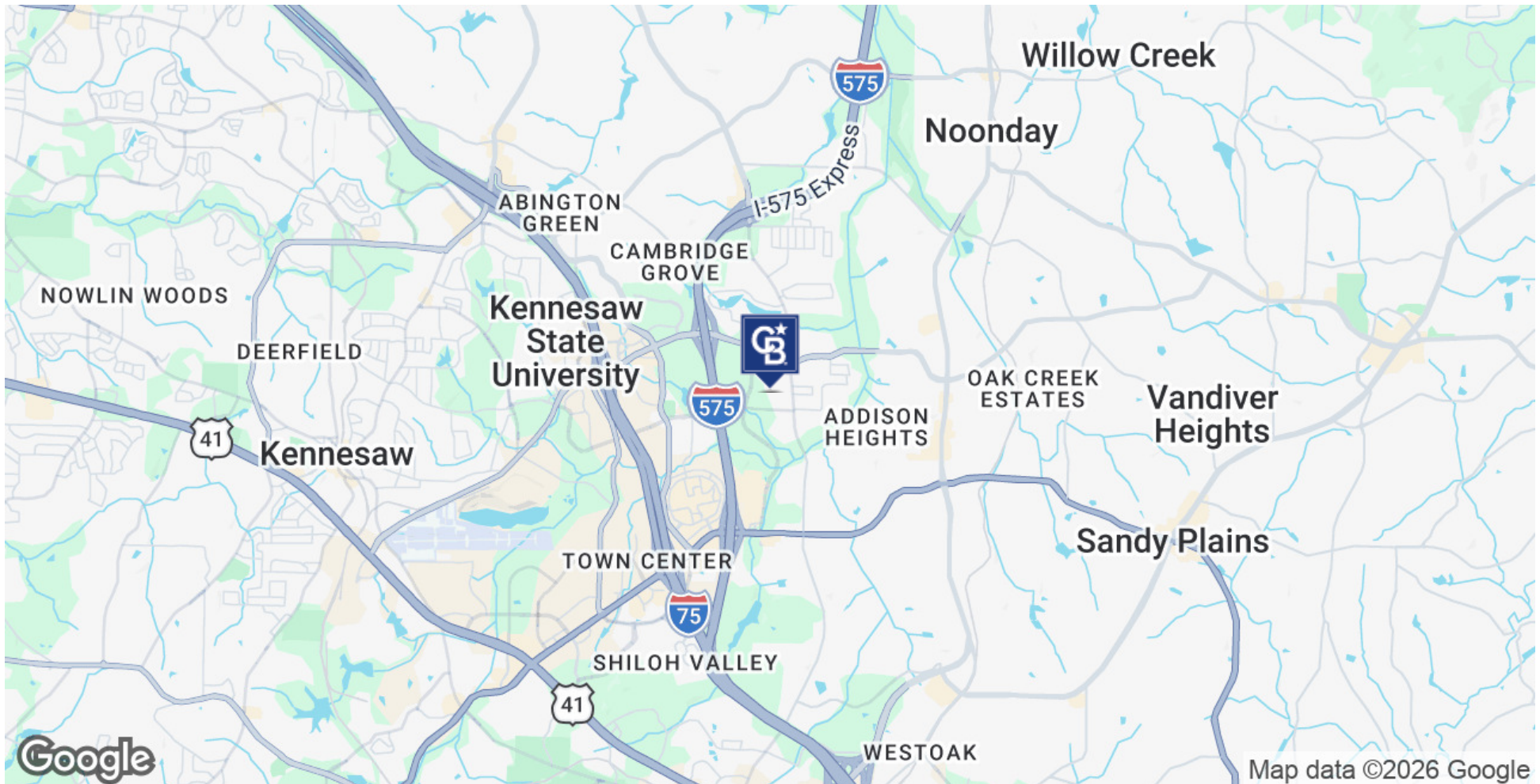


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LOCATION MAP

CHASTAIN MEADOWS

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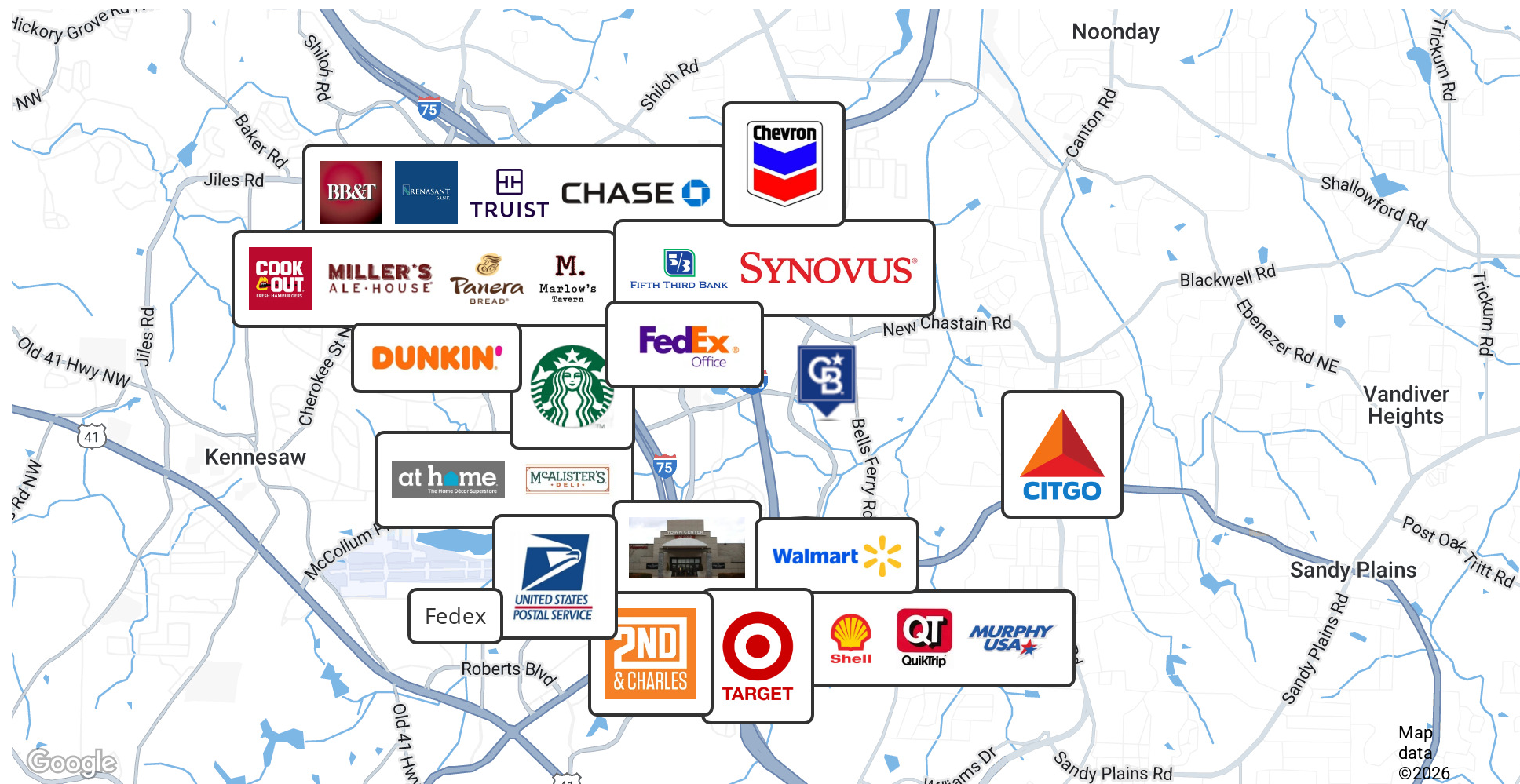


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RETAIL MAP

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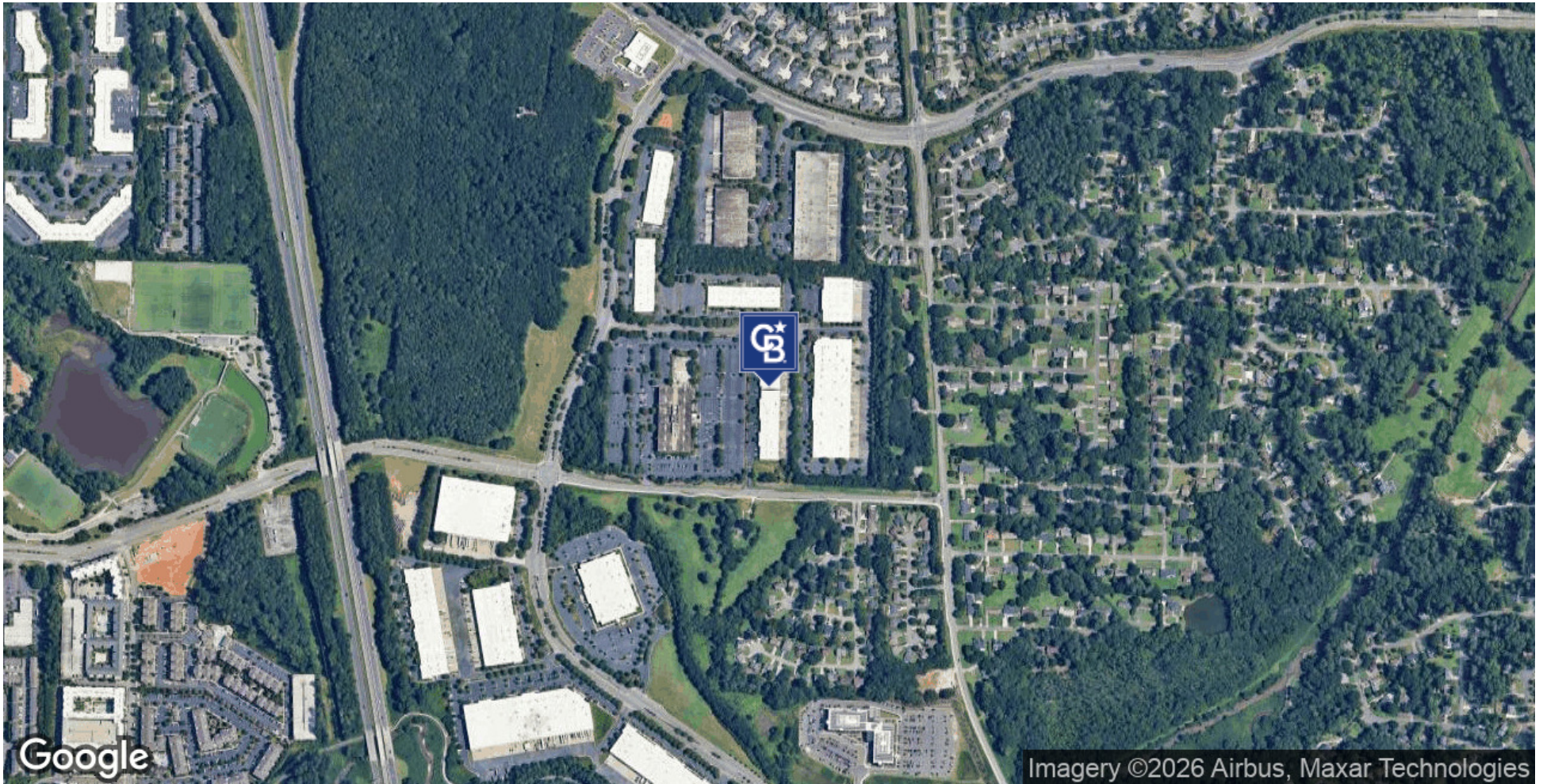


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AERIAL MAP

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DEMOGRAPHICS

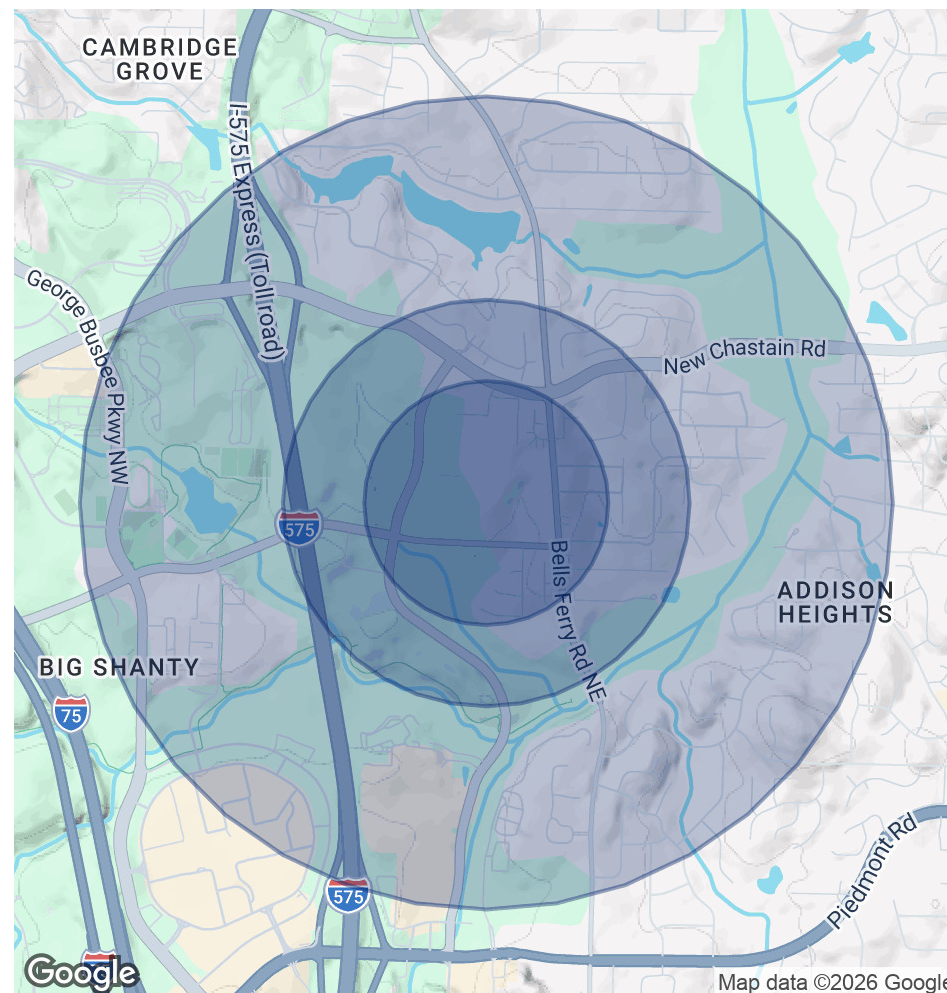
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	328	1,027	9,276
Average Age	46	44	35
Average Age (Male)	44	42	35
Average Age (Female)	49	46	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	421	3,223
# of Persons per HH	2.3	2.4	2.9
Average HH Income	\$86,179	\$87,699	\$87,450
Average House Value	\$354,951	\$346,110	\$321,320

2020 American Community Survey (ACS)



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ADVISOR BIO

CHASTAIN MEADOWS

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ORVILLE DEVONISH

Sales Professional & Business Broker

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PROFESSIONAL BACKGROUND

I'm thrilled to introduce myself as a commercial specialist at Coldwell Banker Commercial Metro Brokers, serving the vibrant markets of metro Atlanta and North Georgia. With a deep-rooted commitment to personalized service and unwavering professionalism, I'm here to guide you through every aspect of your commercial real estate endeavors.

At Coldwell Banker Commercial Metro Brokers, we're not just another real estate company – we're a trusted partner dedicated to empowering our clients with comprehensive solutions tailored to their unique needs. With a focus on buying, selling, or leasing commercial properties, our team works tirelessly to ensure your objectives are met with precision and care.

My journey spans over 20 years of experience in retail management and distribution, providing me with a unique perspective and invaluable insights into the commercial landscape. Combined with the extensive resources and industry-leading expertise of Coldwell Banker Commercial Metro Brokers, I bring a wealth of knowledge to every client interaction.

Metro Brokers

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