

# KENNESAW TOWN FAIR

3900 LEGACY PARK BLVD, KENNESAW, GA 30144



## PROPERTY OVERVIEW

- **Property:** 21,500 SF Five Building Office and Retail Center
- **Traffic:** 25,000 vehicles per day
- **County:** Cobb
- **Demographics in 5 miles:** 176,000 people, 63,000 households, and \$101,000 Average HHI
- **Parking Ratio:** 4.00 / 1,000 SF (105 spaces)
- **Access:** 2 Points of Ingress/Egress | Near I-75 and Cherokee St
- **Year Built / Renovated:** 1998 / 2020
- **Surroundings:** Adjacent to Legacy Park (2,000 homes), 3 miles from Kennesaw State University, Strong Kennesaw retail corridor near Publix, Kroger, Home Depot, and newly built QSRs

## AVAILABILITIES

### SUITE B300

- 1,250 SF
- \$20.00/SF + \$5.07/SF NNNs = \$2,611/month + UTL
- Former General Contracting Office
- Modern finishes and buildout

### SUITE B400

- 1,250 SF
- \$20.00/SF + \$5.07/SF NNNs = \$2,611/month + UTL
- Former Wedding Gown Care and Preservation Company
- Excellent Condition
- Available March 1st, 2026

### SUITE D100

- 1,750 SF
- \$20.00/SF + \$5.07/SF NNNs = \$3,656/month + UTL
- Former Allstate office
- Excellent Condition w/ multiple private offices, bathroom, breakroom, and reception



FOR MORE INFORMATION,  
PLEASE CONTACT:



**CADEN HERRING**  
404.769.3112  
caden@riseprop.com

