



WOODCREST
CAPITAL, LLC

Town Fair

3900 Legacy Park Blvd | Kennesaw GA

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,250 + 1,750 SF
Cafe: 1,250 SF



- 21,502 SF Five-Building Center
- Cobb County, Georgia
- Excellent Office & Retail Available
- Terraced, Overlooking Teem Lake
- 3 Miles from Kennesaw State University

Type	PSF
NNN's	\$ 5.07
Lease Rates	Call for Rates

Traffic Counts	
I-75	163,342 VPD
Cherokee St NW	35,562 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	15,004	82,336	176,774	326,596
Households	5,444	28,872	63,844	121,309
Average HH Income	\$100,128	\$99,487	\$101,402	\$106,207

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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