

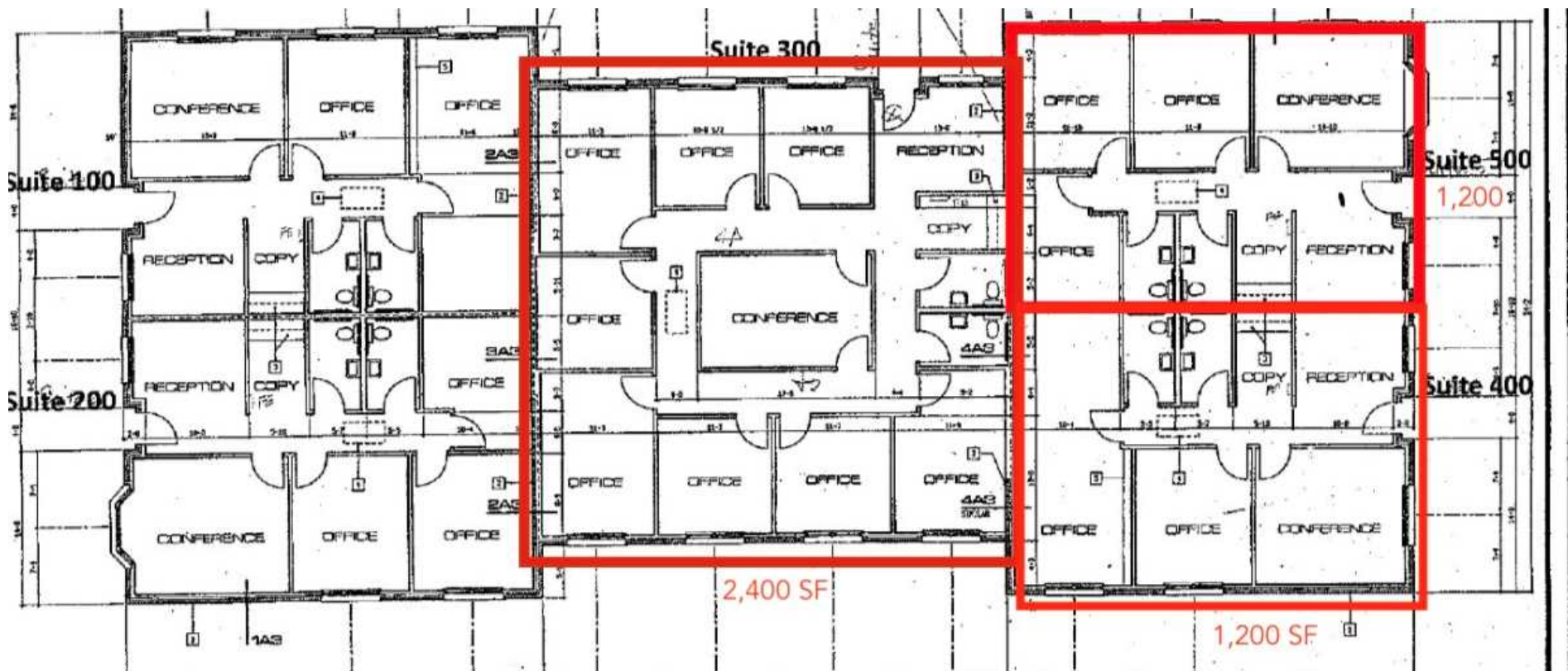
PRIME OFFICE SPACE AVAILABLE IN DOWNTOWN KENNESAW

1,200 - 2,400 SF - Private Offices w/Conference
Room, Reception Area & Kitchenette
Rarely Available

3185 CHEROKEE ST, KENNESAW, GA 30144
SUITE 300, SUITE 400, SUITE 500

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Property Overview

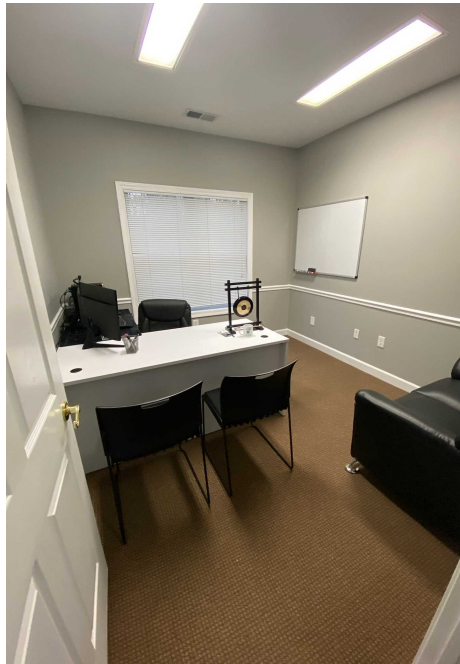
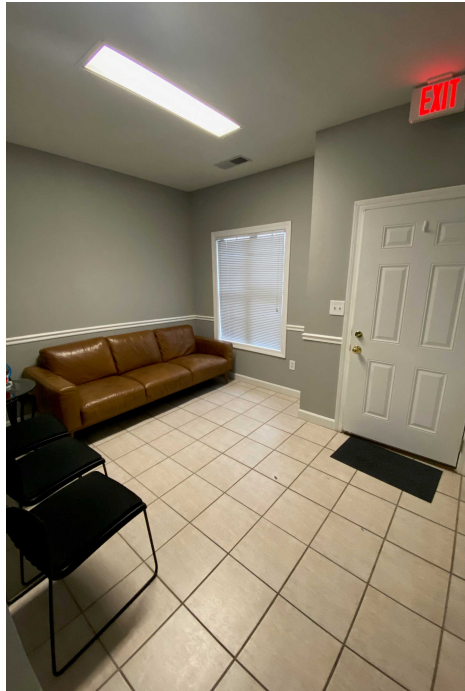
Beautiful office building with two available suites. Suite 300 consists of 2,400 sq ft and includes 8 offices, a conference room, reception area and kitchenette. Suite 400 and 500 each feature 1,200 sq ft, reception, conference room, workroom and restrooms and small offices. Conveniently located on Cherokee Street, less than a mile from downtown Kennesaw with its restaurants, museums, shopping and upscale residential redevelopment. Easy access to I-75 and US 41 (Cobb Pkwy).

Available SF:	1,200 - 2,400
Class:	C
Lease Rate:	\$15.00 sf/yr
CAM	\$2.00
NNN:	Yes
Zoning:	OI
Market:	NW Atlanta
Sub Market	Kennesaw

SUITE 300

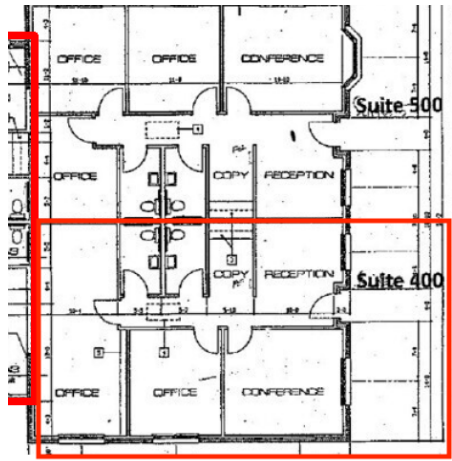


\$3,000 + \$400 CAM /mo
2,400 SF



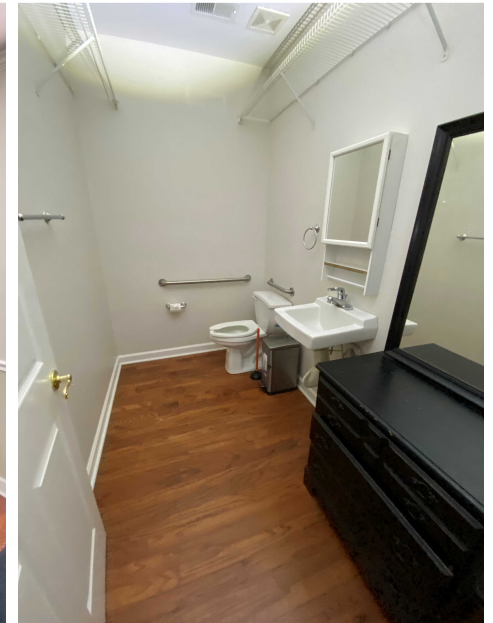
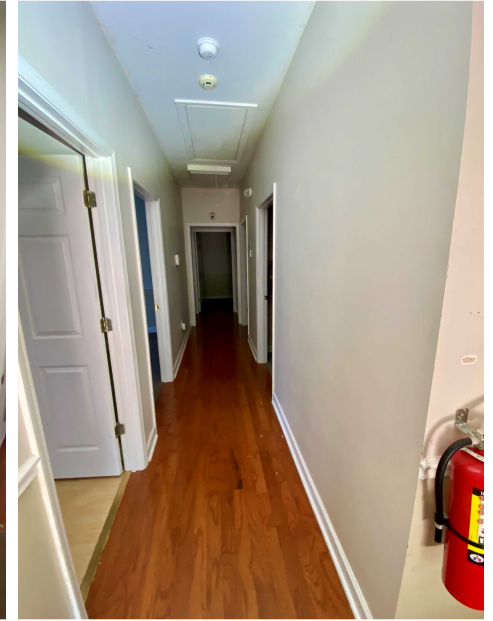
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SUITE 400



SUITE 400 - 1,200 SF

\$1,500 + \$200 CAM / mo
1,200 SF

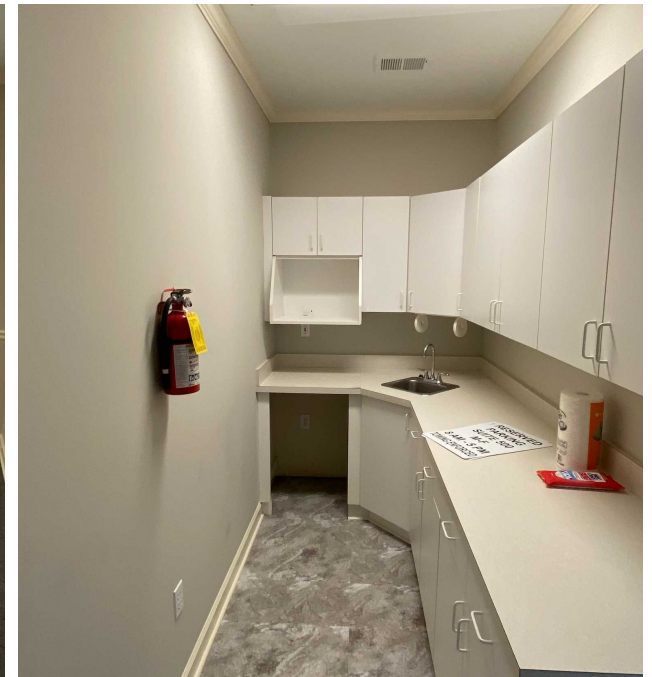


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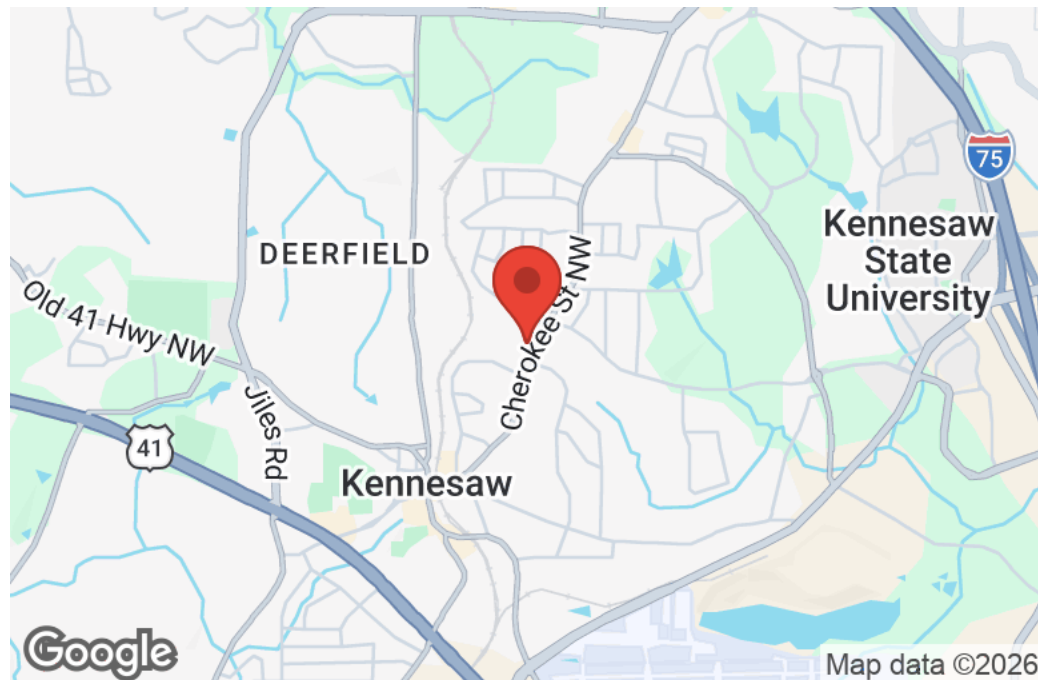
SUITE 500



\$1,500 + \$200 CAM / mo
1,200 SF



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BUSINESS MAP



Wendy's
McDonald's
Pita Pit
The Home Depot
Arby's

Bernard A. Zuckerman Museum of Art

Green Park Senior Care Home

Pinetree Country Club Lake

CHIPOTLE
ZAXBY'S
COOK OUT

McDonald's
Panda Express
Panda Express

Social Security Administration

Burnt Hickory Brewery

Kennesaw State University

Kennesaw Place

Fifth Third Bank Stadium

Kennesaw Recreation Center

BERNIE'S
DART COUNTY

BURGER KING
Arby's
Wendy's
Waffle House
Burlington

BURGER KING
LAREDO'S
SONIC
BOONYS
QT

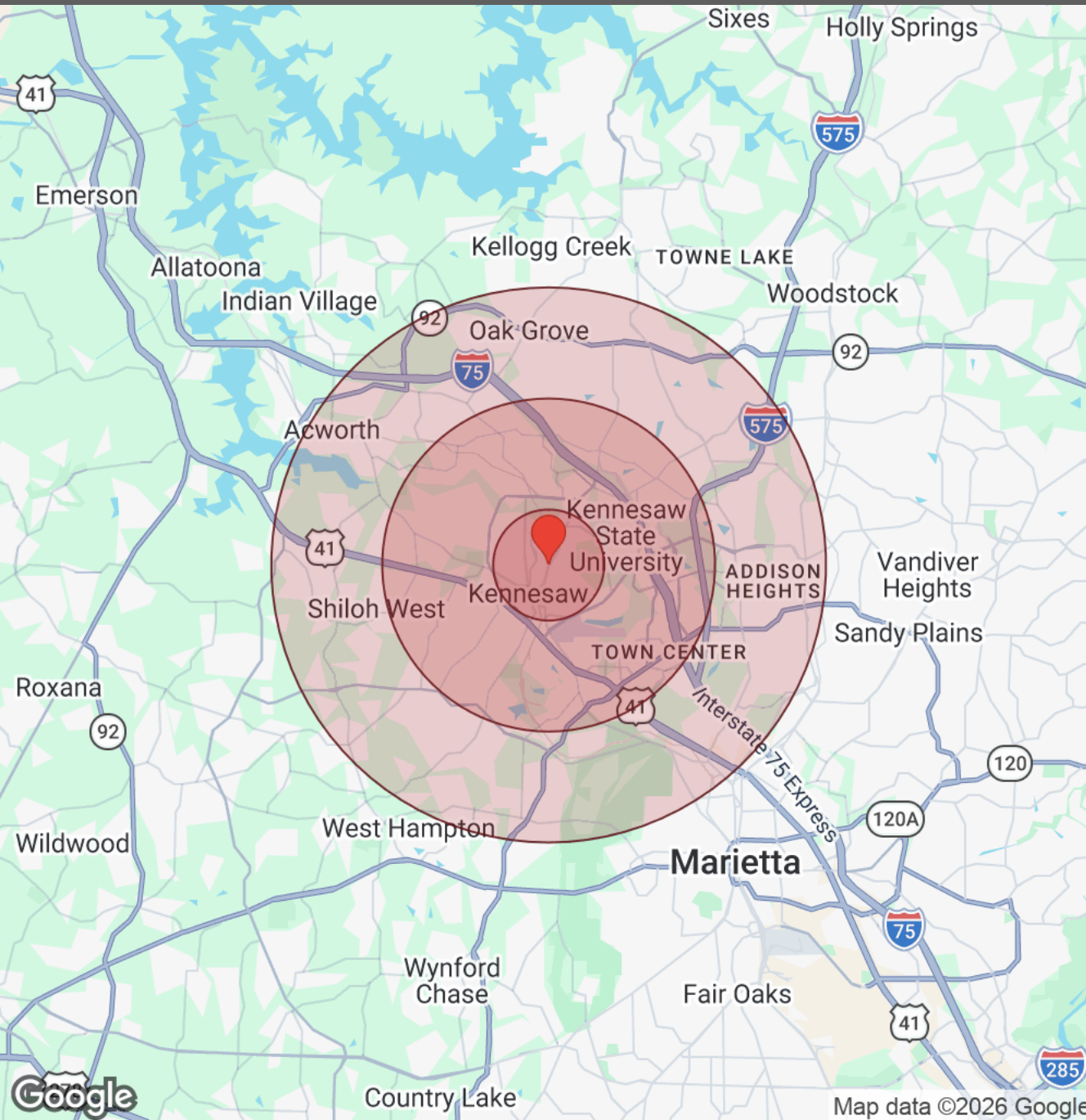
Panino's

DQ
Culver's
Waffle House

Mustang Stadium

Target
Costco
Whole Foods Market

DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,738	42,348	92,835
Female	6,363	41,452	94,919
Total Population	12,101	83,800	187,754

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,831	43,308	103,753
Black	2,522	21,914	43,409
Am In/AK Nat	16	75	150
Hawaiian	1	25	38
Hispanic	1,851	11,254	23,995
Asian	522	4,827	11,246
Multiracial	304	2,103	4,562
Other	56	302	582

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,174	33,320	74,846
Occupied	4,976	32,132	72,161
Owner Occupied	2,574	18,145	45,643
Renter Occupied	2,402	13,987	26,518
Vacant	198	1,188	2,686

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,970	13,239	31,355
Ages 15 - 24	2,335	17,500	31,211
Ages 25 - 54	4,875	32,971	75,062
Ages 55 - 64	1,287	9,405	22,885
Ages 65+	1,632	10,684	27,241

Income	1 Mile	3 Miles	5 Miles
Median	\$85,411	\$100,816	\$107,775
Under \$15k	279	1,964	4,019
\$15k - \$25k	310	1,369	2,461
\$25k - \$35k	301	1,429	2,856
\$35k - \$50k	440	2,525	4,890
\$50k - \$75k	863	4,574	9,441
\$75k - \$100k	710	4,069	9,579
\$100k - \$150k	1,047	6,930	15,575
\$150k - \$200k	503	3,898	9,410
Over \$200k	523	5,372	13,928

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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