

VILLAGE GRAND

3103 Cobb Parkway NW,
Kennesaw, GA 30152

1,200 SF AVAILABLE

Walmart 

metroPCS



For leasing information contact:

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BRIDGER
PROPERTIES



- Walmart shadow-anchored shopping center located at a signalized intersection
- Average Household Incomes over \$135,000 within a 3-mile radius of the center
- Strategically positioned on Cobb Pkwy with 36,000 VPD
- Draws from the over 41,000 students who attend Kennesaw State University
- Property shares access with over 300 apartment units

VILLAGE GRAND

SITE PLAN



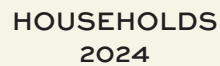
UNIT	TENANT	SF
101	Starbucks	1,600
103	The Brows Threading Lounge	1,000
104	Dixie's Finest Grooming	1,000
105	Mangiamo Italian Ristorante	2,950
108	T&T Hair Salon	1,200
109	Mini-Stop Chinese Restaurant	1,500
110	Total Insurance	900

UNIT	TENANT	SF
111	KNP Nail Spa	2,400
114	AVAILABLE	1,200
115	Rick's Hot Wings	900
116	LaDaya Beauty Supply	1,500
117	First Source Tax & Accounting	1,400
118	Metro PCS	1,400
119	Smoothie King	1,400

TRADE AREA OVERVIEW



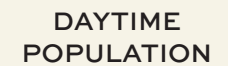
1 Mile	9,533
3 Mile	65,796
5 Mile	153,295



1 Mile	3,438
3 Mile	23,715
5 Mile	55,184



1 Mile	\$122,648
3 Mile	\$126,402
5 Mile	\$130,032



1 Mile	1,626
3 Mile	19,320
5 Mile	58,880

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PROPERTY PHOTOS

