



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

ACWORTH LIGHT INDUSTRIAL - FOR LEASE

5,350 SF Flex Space Available
Convenient to I-75, US-41 & Downtown

DRIVE INS + COMMON DOCK HIGH
3701 NEW MCEVER RD. NW
ACWORTH, GA 30101

DONALD B. EDWARDS, JR.
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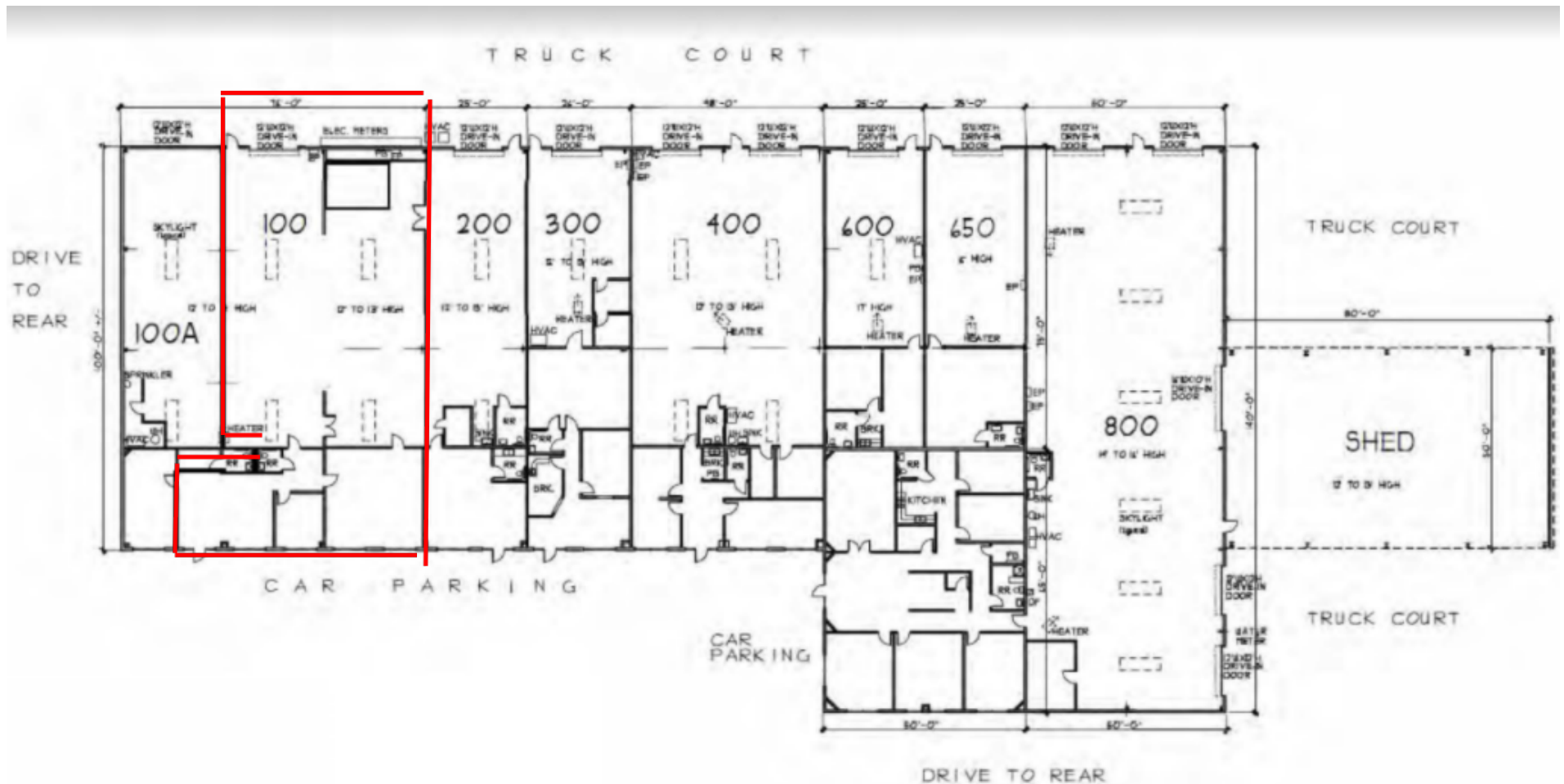


Address: 3701 New McEver Road NW
City, State: Acworth, GA 30101
County: Cobb
Lease Rate: \$13.00
NNN: Yes + \$3.25 CAM
Market: NW Atlanta
Sub-market: Acworth
Year Built: 2001
Zoning: LI

Property Overview

3701 New McEver Rd NW is a 34,500 sq ft brick front light industrial building conveniently located near I-75, US-41 and downtown Acworth. This multi-tenant flex office/warehouse building offers front entry and 12' drive-in doors to the rear of the units. There is also a common area dock high and approximately 70 parking spaces.

AVAILABLE SUITES AND SITE PLAN



AVAILABILITY

Suite	Size	Rate	CAM	Monthly Total	Type
Suite 100	5,350	\$13.00 /sf/yr	\$3.25 sf/yr	\$ 7,244.79	NNN Lease

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Suite 100 - 5,350 SF

\$13.00 psf/yr + \$3.25 CAM = \$7,244.79

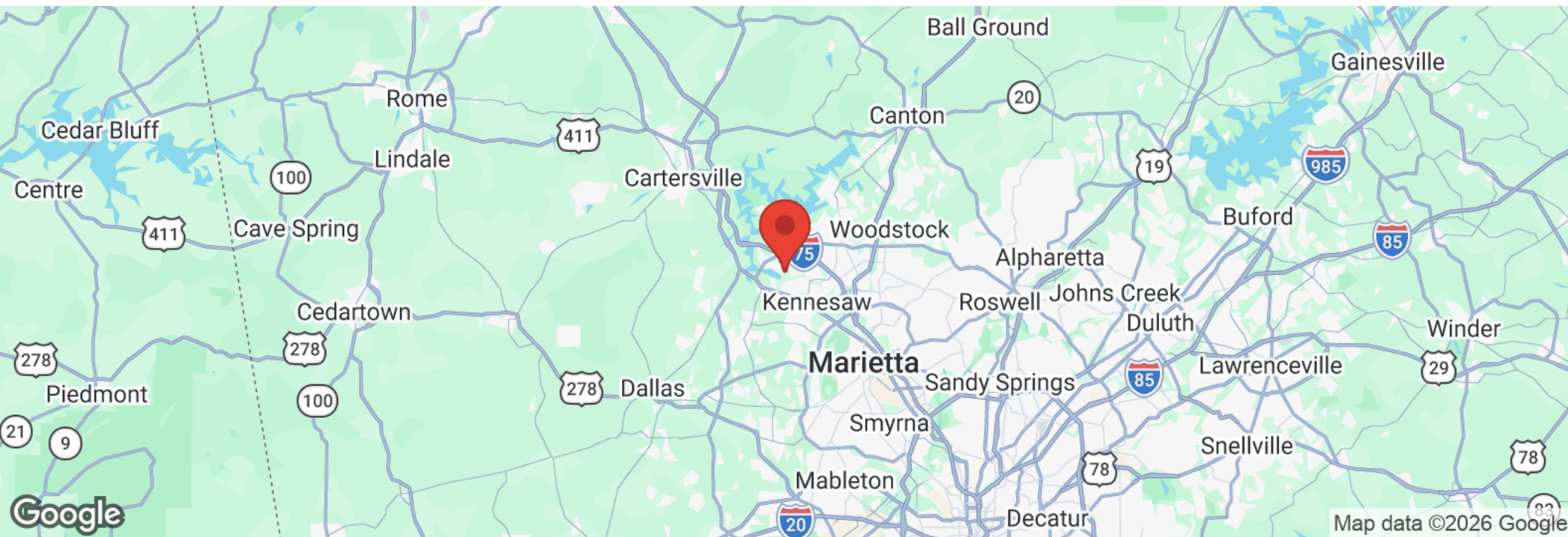
monthly

Flex Office/Warehouse w/ 1 Drive In Door





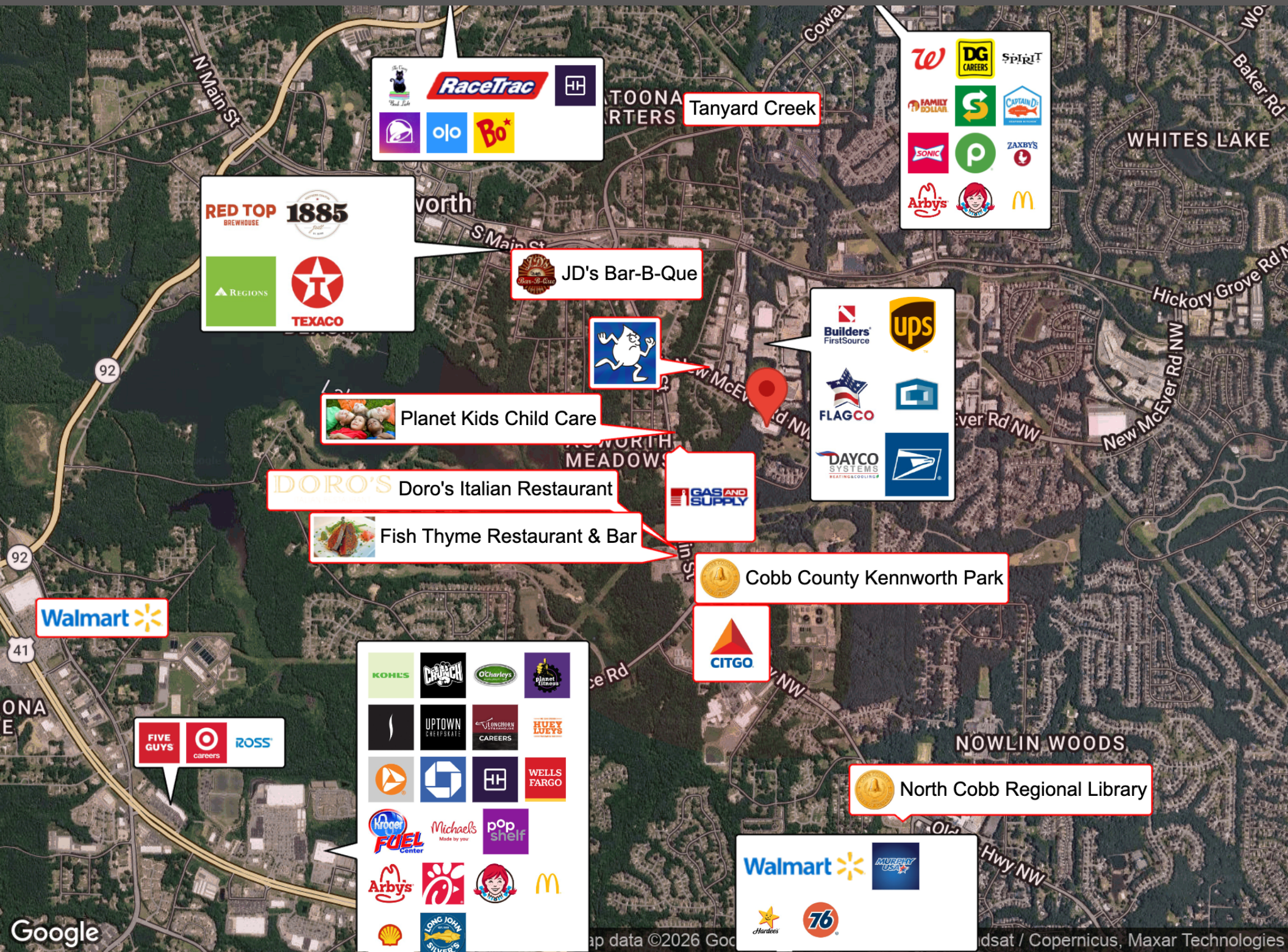
AREA OVERVIEW



Acworth, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.





Callout box containing logos for RaceTrac, a small logo with a person, olo, and Bo*.

Callout box containing logos for W, DG CAREERS, SPIRIT, FAMILY DOLLAR, S, CAPTAIN D'S, SONIC, P, ZAXBY'S, Arby's, and McDonald's.

Callout box containing logos for RED TOP BREWHOUSE, 1885, REGIONS, and TEXACO.

Callout box containing the logo for JD's Bar-B-Que.



Callout box containing a photo of children and the text "Planet Kids Child Care".

Callout box containing the logo for DORO'S and the text "Doro's Italian Restaurant".

Callout box containing a photo of food and the text "Fish Thyme Restaurant & Bar".

Callout box containing the logo for GAS AND SUPPLY.

Callout box containing logos for Builders FirstSource, ups, FLAG CO, DAYCO SYSTEMS, and the USPS logo.

Callout box containing the Walmart logo.

Callout box containing logos for FIVE GUYS, Target careers, and ROSS.

Large callout box containing a grid of logos including KOHL'S, CROCK POT, OCharleys, Planet Fitness, UPTOWN CHEESECAKE, LUNCHBORN CAREERS, HUEY LUEY'S, WELLS FARGO, Kroger FUEL Center, Michaels, pop shelf, Arby's, Dunkin', McDonald's, Shell, and LONG JOHN SILVERS.

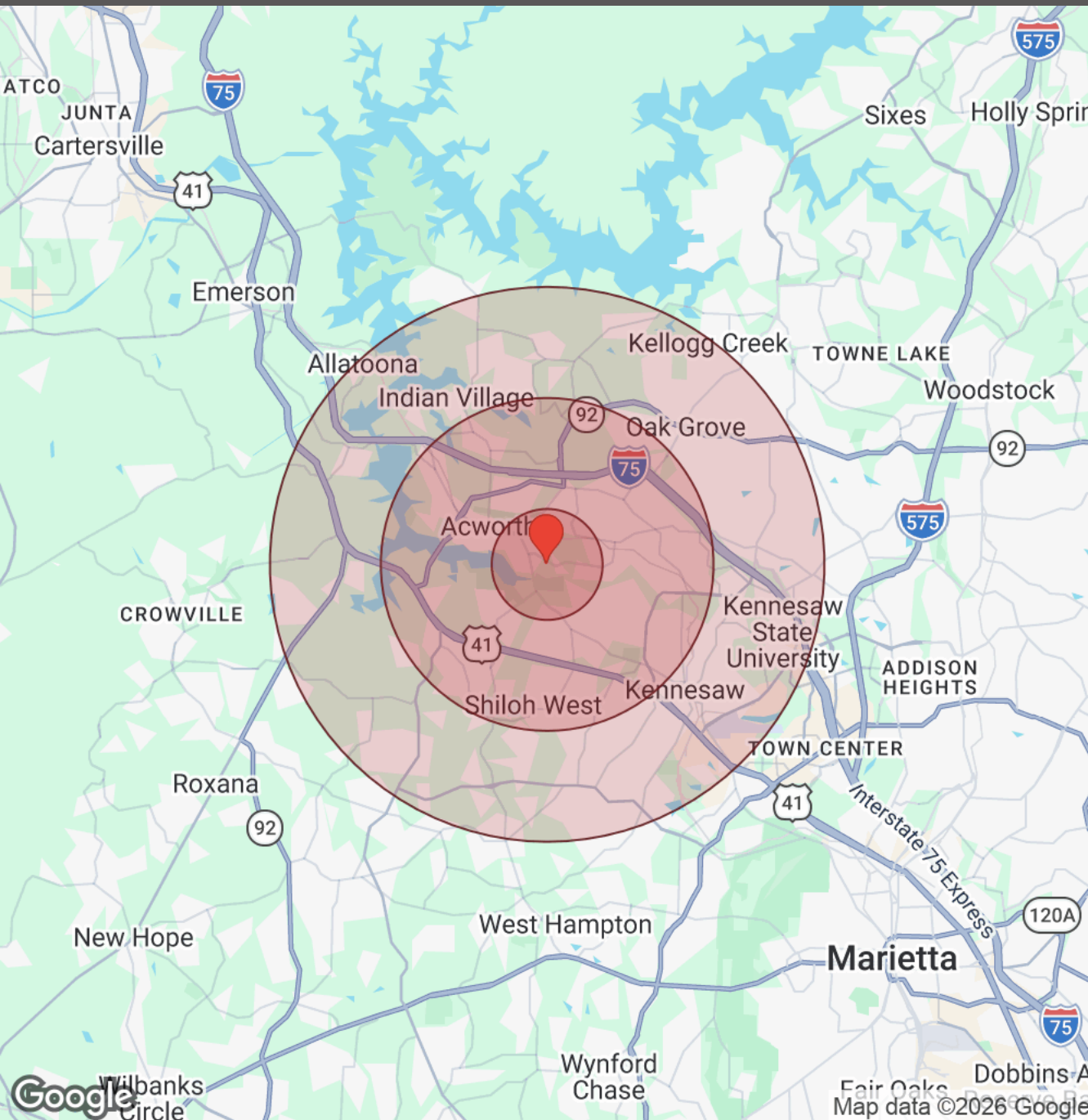
Callout box containing a gold coin icon and the text "Cobb County Kennworth Park".

Callout box containing the CITGO logo.

Callout box containing a gold coin icon and the text "North Cobb Regional Library".

Callout box containing logos for Walmart, MURPHY USA, and 76.

DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,836	29,404	70,819
Female	3,103	32,019	73,584
Total Population	5,939	61,423	144,403

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,155	32,947	84,620
Black	1,523	15,061	29,906
Am In/AK Nat	8	55	130
Hawaiian	1	12	29
Hispanic	782	8,372	18,830
Asian	317	3,286	7,090
Multiracial	135	1,511	3,408
Other	18	184	390

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,446	24,239	56,520
Occupied	2,346	23,122	54,078
Owner Occupied	1,564	16,595	37,800
Renter Occupied	782	6,527	16,278
Vacant	101	1,117	2,442

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	980	11,088	25,217
Ages 15 - 24	801	8,584	22,056
Ages 25 - 54	2,359	25,326	57,976
Ages 55 - 64	792	7,668	18,661
Ages 65+	1,007	8,755	20,491

Income	1 Mile	3 Miles	5 Miles
Median	\$94,012	\$105,234	\$107,477
Under \$15k	89	1,114	3,048
\$15k - \$25k	98	871	2,029
\$25k - \$35k	92	1,078	2,278
\$35k - \$50k	248	1,773	3,475
\$50k - \$75k	390	3,061	7,343
\$75k - \$100k	337	3,017	6,783
\$100k - \$150k	499	5,240	11,877
\$150k - \$200k	249	2,899	7,163
Over \$200k	344	4,069	10,084

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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