

RETAIL SPACE FOR LEASE IN ACWORTH'S COWAN PLAZA

1,000 - 3,500 Sq Ft

4794 COWAN RD, ACWORTH, GA 30101
SUITES 120, 130, 140

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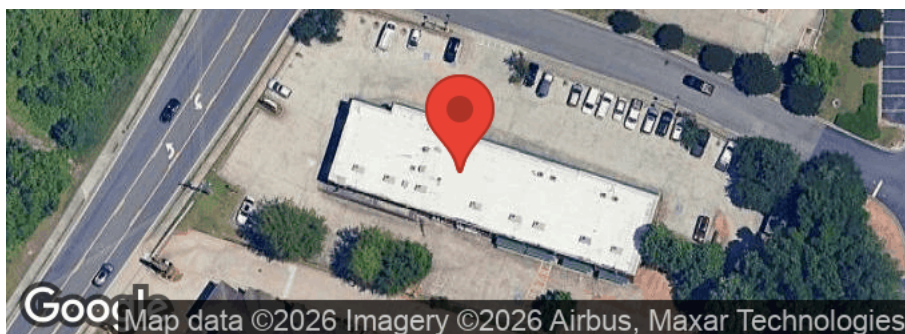


Overview

Cowan Plaza is a well maintained 6 bay plaza in Acworth, GA, located just off I-75 and Hwy 92 and is home to many long term tenants.

Cowan Rd serves also as a side entrance into Publix Anchored Shopping Center with major retailers like Zaxby's, Sonic, Dominos Pizza, and local hot spots. Also, many nationally-branded motels are located adjacent to the property. The large lot provides ample parking and great turnaround access.

Type:	Retail
Street Address:	4974 Cowan Road
Address:	Acworth, GA 30101
Cross Streets:	Cowan Rd and Baker Rd
Market:	NW Atlanta
Sub-market:	Acworth
Year Built:	2006
Parking:	Surface
Zoning:	C2



AVAILABLE SUITES



Suites can be combined for a total of 3,500 Sq Ft



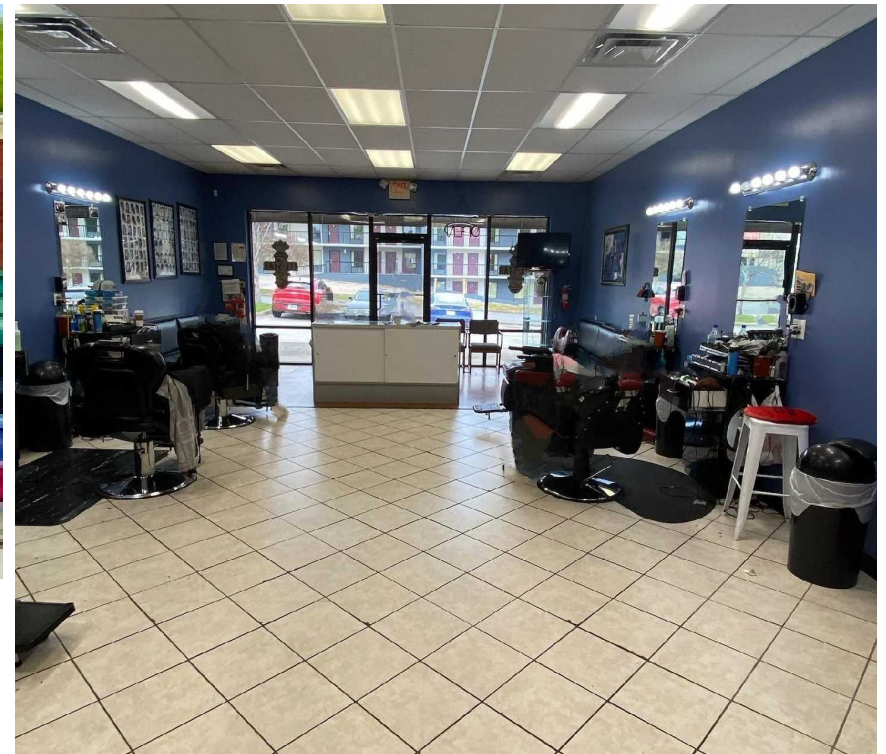
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SUITE 120 PHOTOS

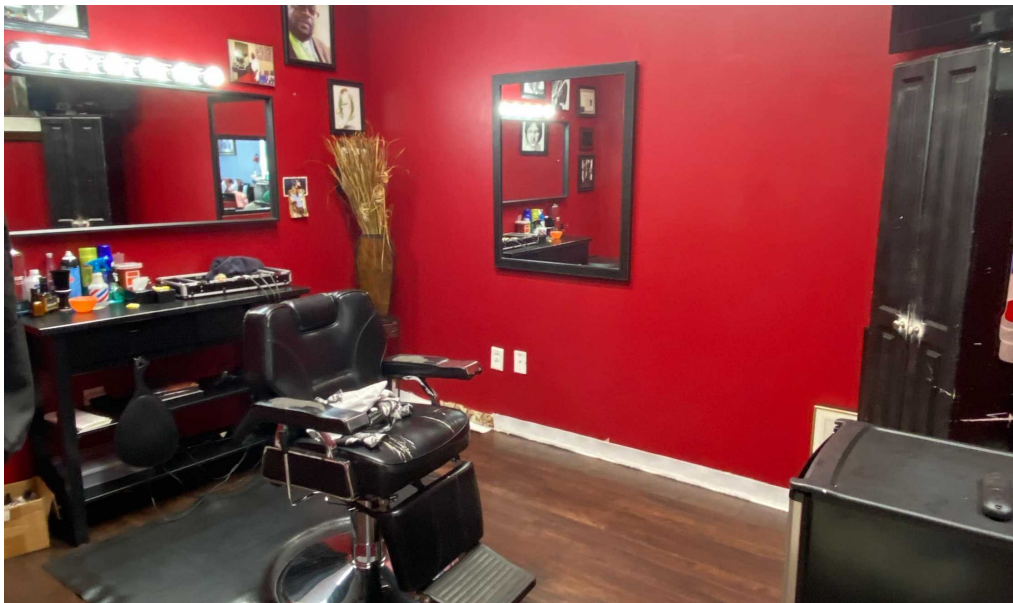


Suite	Size	Rate	Type	CAM	Monthly Rent
120	1,000 SF	\$25 psf/yr	NNN	\$4.50 psf/yr	\$2,458.33





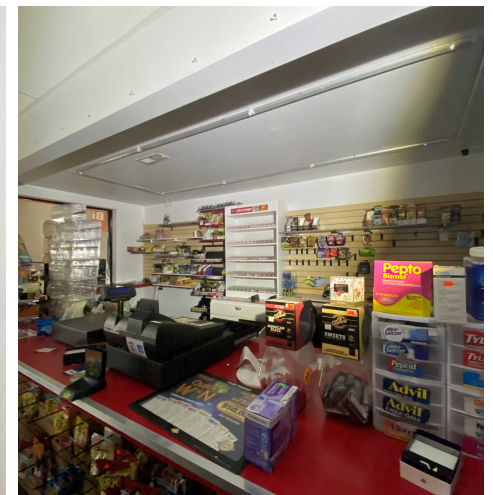
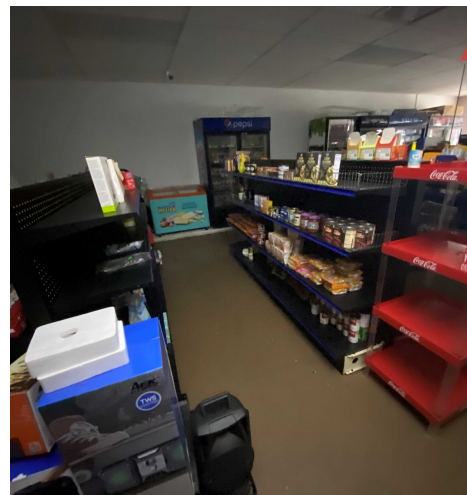
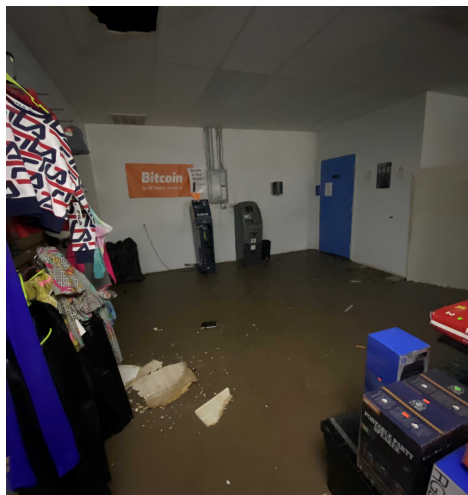
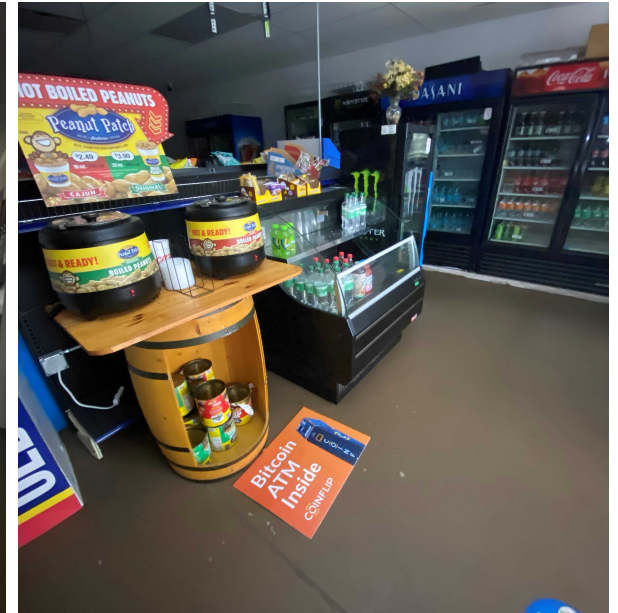
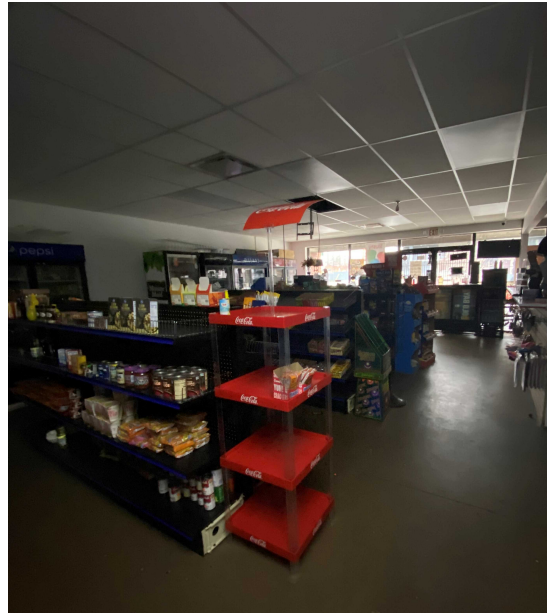
Suite	Size	Rate	Type	CAM	Monthly Rent
130	1,000 SF	\$25 psf/yr	NNN	\$4.50 psf/yr	\$2,458.33



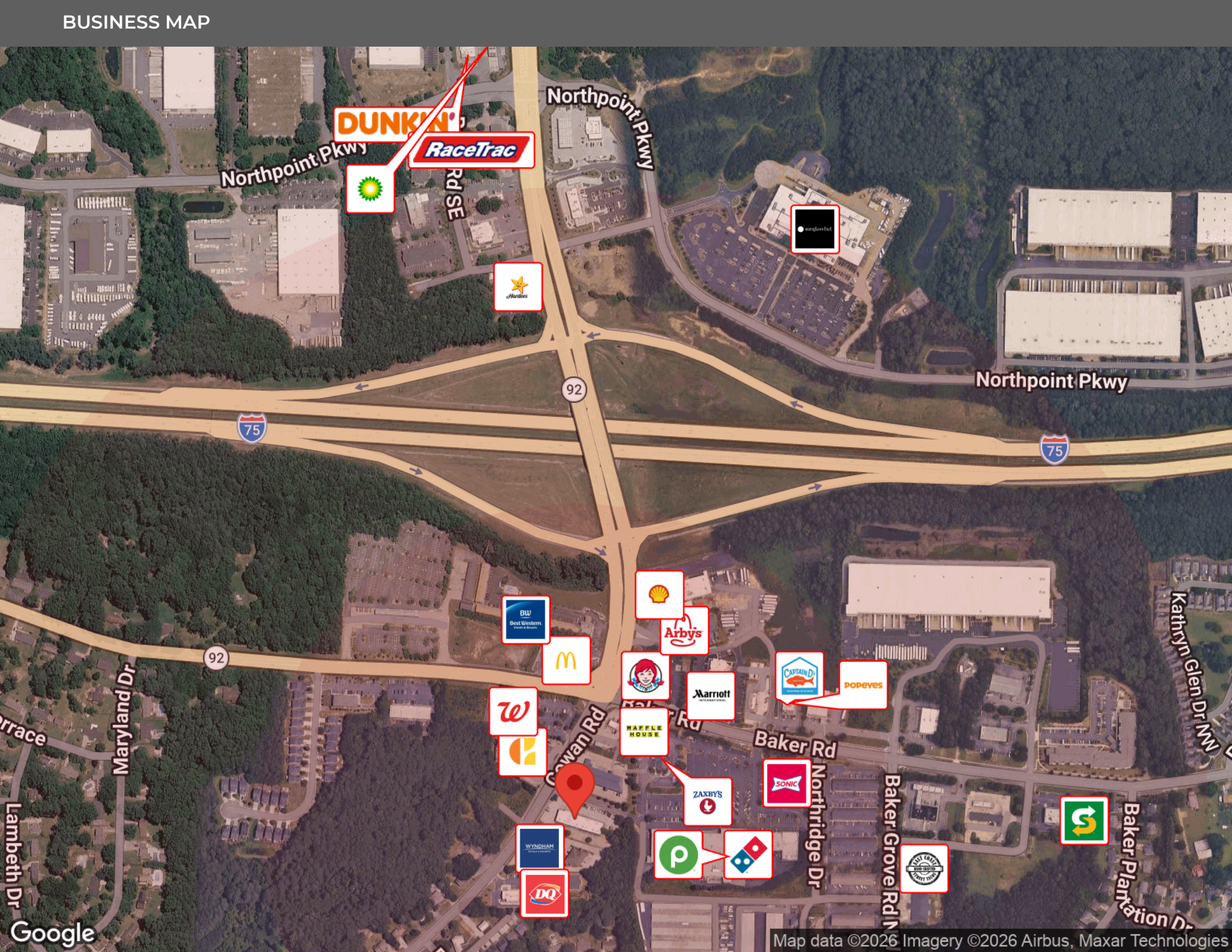
Highlights

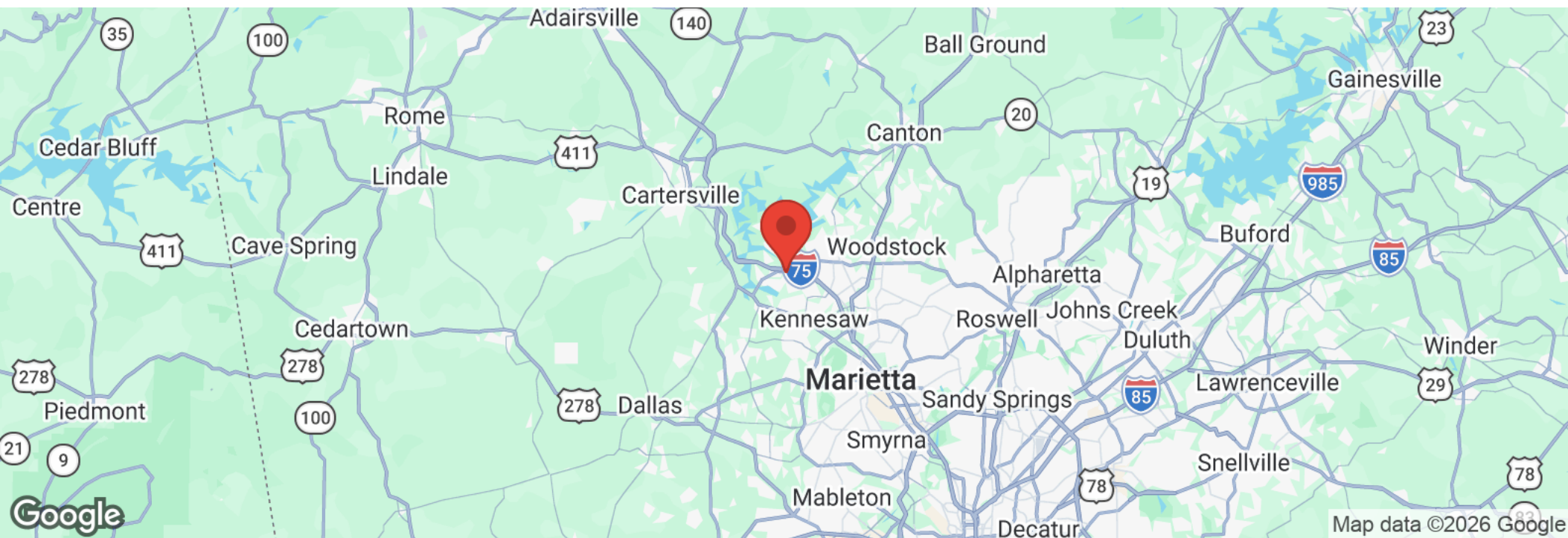
- Fixtures for Sale
- Open COAM Contract
- 10% Vape Allowed

Suite	Size	Rate	Type	CAM	Monthly Rent
140	1,500 SF	\$25 psf/yr NNN		\$4.50 psf/yr	\$3,687.50



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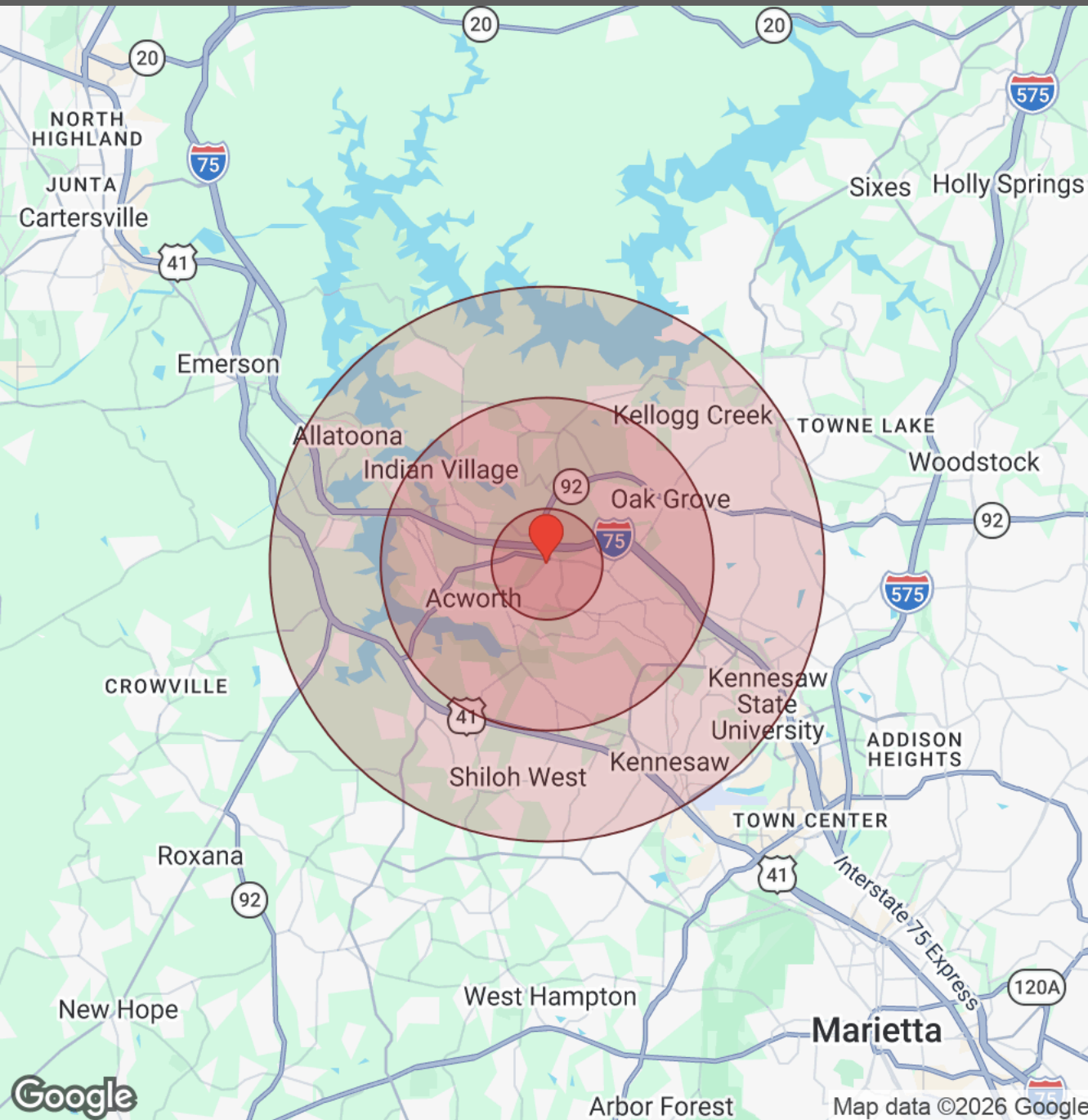


ACWORTH, GA

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.



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,520	29,271	67,322
Female	5,173	31,336	69,657
Total Population	9,694	60,607	136,979

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,716	33,885	80,708
Black	2,780	13,758	27,204
Am In/AK Nat	11	61	123
Hawaiian	N/A	6	27
Hispanic	1,551	8,067	18,972
Asian	393	3,218	6,383
Multiracial	213	1,455	3,219
Other	30	152	370

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,089	23,900	54,345
Occupied	3,853	22,716	51,938
Owner Occupied	2,202	16,713	35,170
Renter Occupied	1,651	6,003	16,768
Vacant	236	1,184	2,406

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,804	11,034	23,741
Ages 15 - 24	1,375	8,122	20,821
Ages 25 - 54	4,100	25,493	55,866
Ages 55 - 64	1,127	7,742	17,328
Ages 65+	1,288	8,215	19,224

Income	1 Mile	3 Miles	5 Miles
Median	\$85,838	\$103,743	\$102,129
Under \$15k	285	1,370	2,873
\$15k - \$25k	216	777	1,972
\$25k - \$35k	226	1,017	2,440
\$35k - \$50k	285	1,590	3,541
\$50k - \$75k	669	3,265	7,419
\$75k - \$100k	565	2,860	7,153
\$100k - \$150k	801	5,284	11,290
\$150k - \$200k	374	2,980	6,905
Over \$200k	432	3,574	8,346

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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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