

HGB ZONED LAND SITE | 1.31 ACRES

1.31 ACRES NORTH COBB PKWY

KENNESAW, GA 30152

FOR SALE

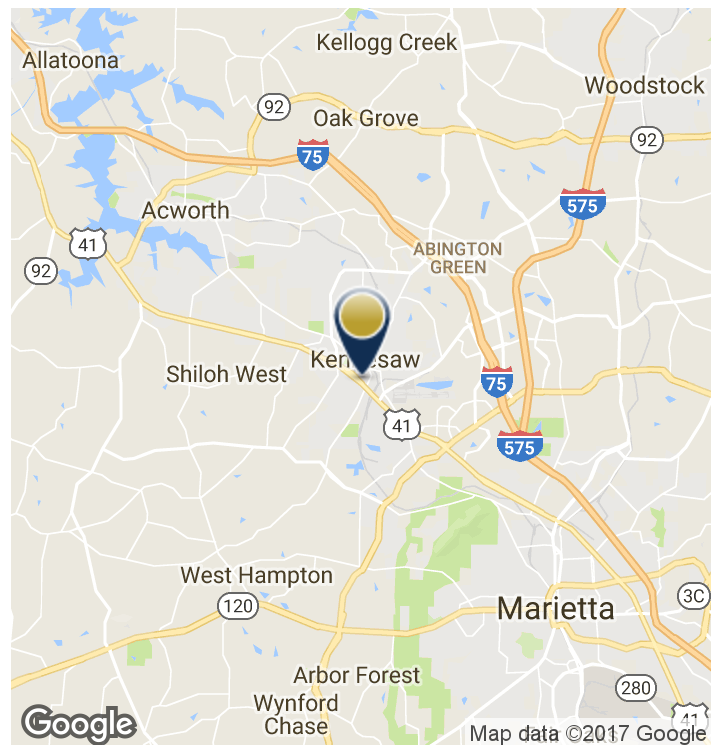


PROPERTY HIGHLIGHTS

- 1.31 Acre land site in Cobb county
- Offered for sale at \$500,000
- Parcel ID: 20-0167-0-104-0
- Zoned HGB
- 37,810 vehicles per day on North Cobb Pkwy
- Land Lot 167, district 20, section 2

LOCATION OVERVIEW

Located within the city limits of Kennesaw in close proximity to I-75. Very busy thoroughfare, with fast food restaurants, auto repair, and drug store close by. Site is adjacent to hotel owned by land owner.



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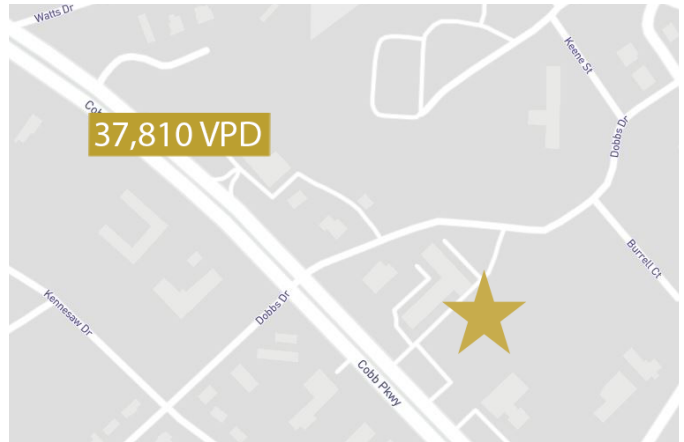
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DEMOGRAPHICS & TRAFFIC COUNTS

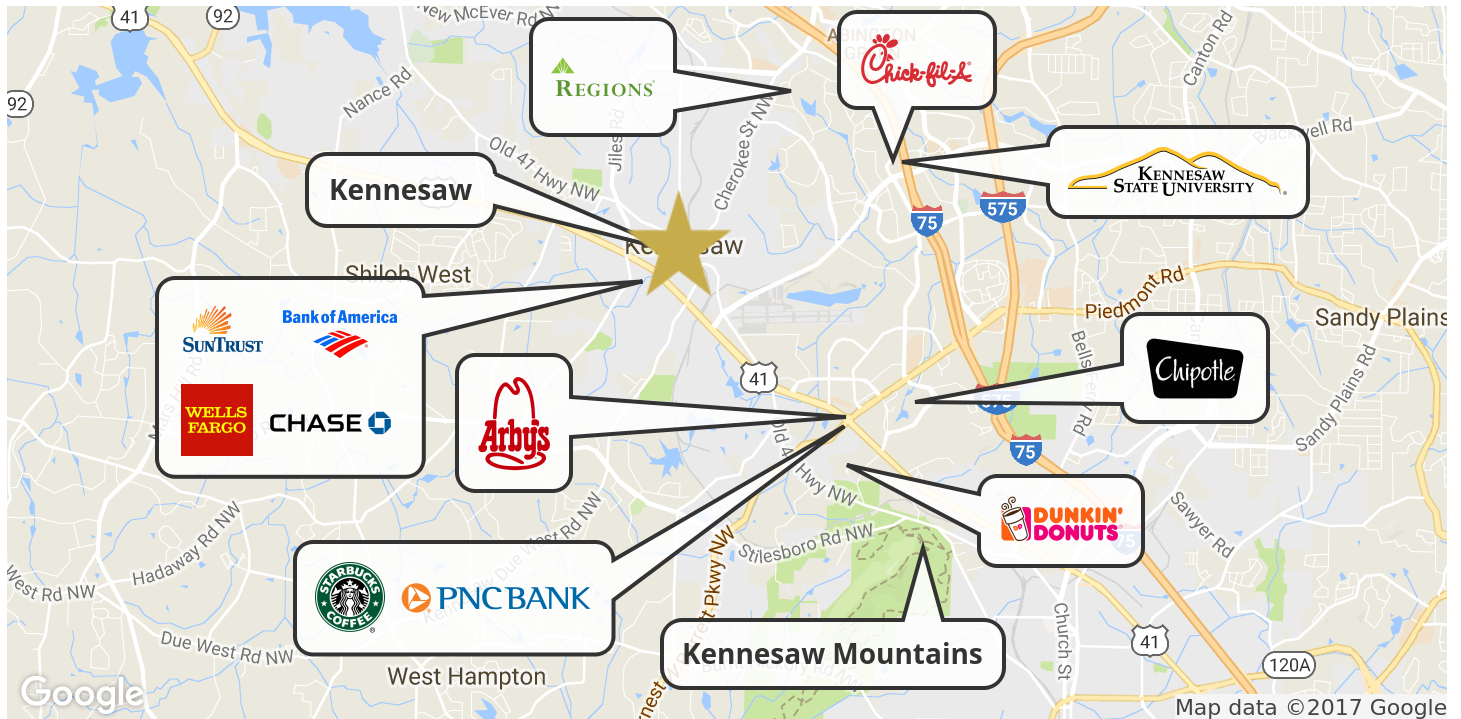
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-------------------------|----------|----------|
| Total Households: | 2,943 | 26,594 | 62,367 |
| Total Population: | 7,292 | 72,795 | 170,804 |
| Average HH Income: | \$77,711 | \$88,387 | \$89,234 |
| Traffic Counts: | 37,810 vehicles per day | | |

*Data derived from ESRI

TRAFFIC COUNT MAP



RETAIL MAP



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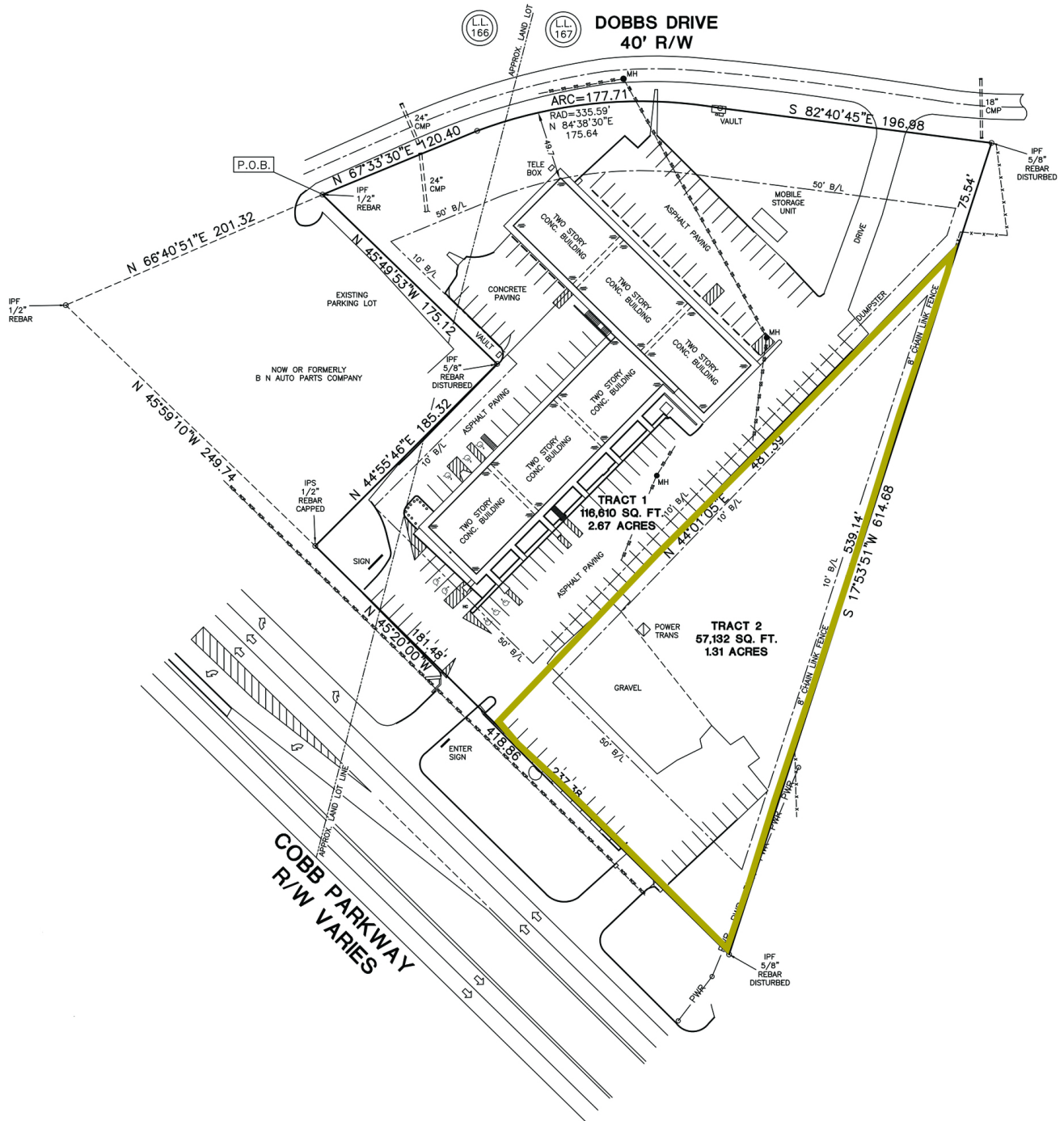
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SITE PLAN

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KENNESAW

Kennesaw is a premiere destination for businesses and families. This vibrant market area continues to grow in popularity, as it provides the perfect combination of affordable housing, high ranking schools, good jobs, large city amenities and small town charm. As demand in Kennesaw has increased over the past four years, vacancy rates have steadily declined from 12% to the current 8%.

KENNESAW STATE UNIVERSITY

A leader in innovative teaching and learning, Kennesaw State University offers more than 150 undergraduate, graduate and doctoral degrees to its more than 35,000 students. With 13 colleges on two metro Atlanta campuses, Kennesaw State is a member of the University System of Georgia and the third-largest university in the state. The university's vibrant campus culture, diverse population, strong global ties and entrepreneurial spirit, draw students from throughout the region and from 92 countries across the globe. The university's alumni network is 100,000 strong. A Carnegie-designated doctoral institution, it is one of the 50 largest public institutions in the country. A sprawling physical plant spread across two campuses is situated on more than 581 acres. Chartered in 1963 by the Board of Regents of the University System of Georgia, Kennesaw State has become a destination campus, where more than 5,200 students live in eight distinctive residential communities in Kennesaw and Marietta. Students who reside on campus and those who commute have access to a full-range of world-class facilities, resources and activities.



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