



# Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225 ♦ 5579-B Chamblee Dunwoody Road ♦ Atlanta, Georgia 30338  
P. O. Box 683 ♦ Greensboro, Georgia 30642  
Phone: 770-395-9111 ♦ Email: hcrinc@windstream.net ♦ Web Site: HeritageComRealty.com

## FOR SALE

# 1400 BARRETT CORNERS DRIVE

### Adjacent to KFC, Wendy's & Arby's

### Kennesaw, Cobb County, Georgia



Great redevelopment and/or investment opportunity  
in the highly developed Town Center area  
of fast growing Cobb County.  
This modern 7,000± square foot building sits  
on 1.18 acres of land.

\$750,000

***SHOWN BY APPT. ONLY***

*This is an operating business; do not disturb tenant.*

Zoned General Commercial  
All utilities, including sewer.

#### ***2015 GA DOT Traffic Count:***

*Barrett Parkway:*

*East of Hwy. 41: 58,600*

*West of Hwy. 41: 46,900*

*Hwy. 41 (Cobb Parkway):*

*South of site: 36,400*

*North of site: 36,200*

Demographics

#### **5 MILE DEMOGRAPHICS:**

**2017 Estimates:**

Population: 173,137

Households: 64,981

**(2022 Projections)**

Population: 185,655

Households: 69,708

#### **Avg. HH Income (2017 Est.):**

1 Mile: \$76,815

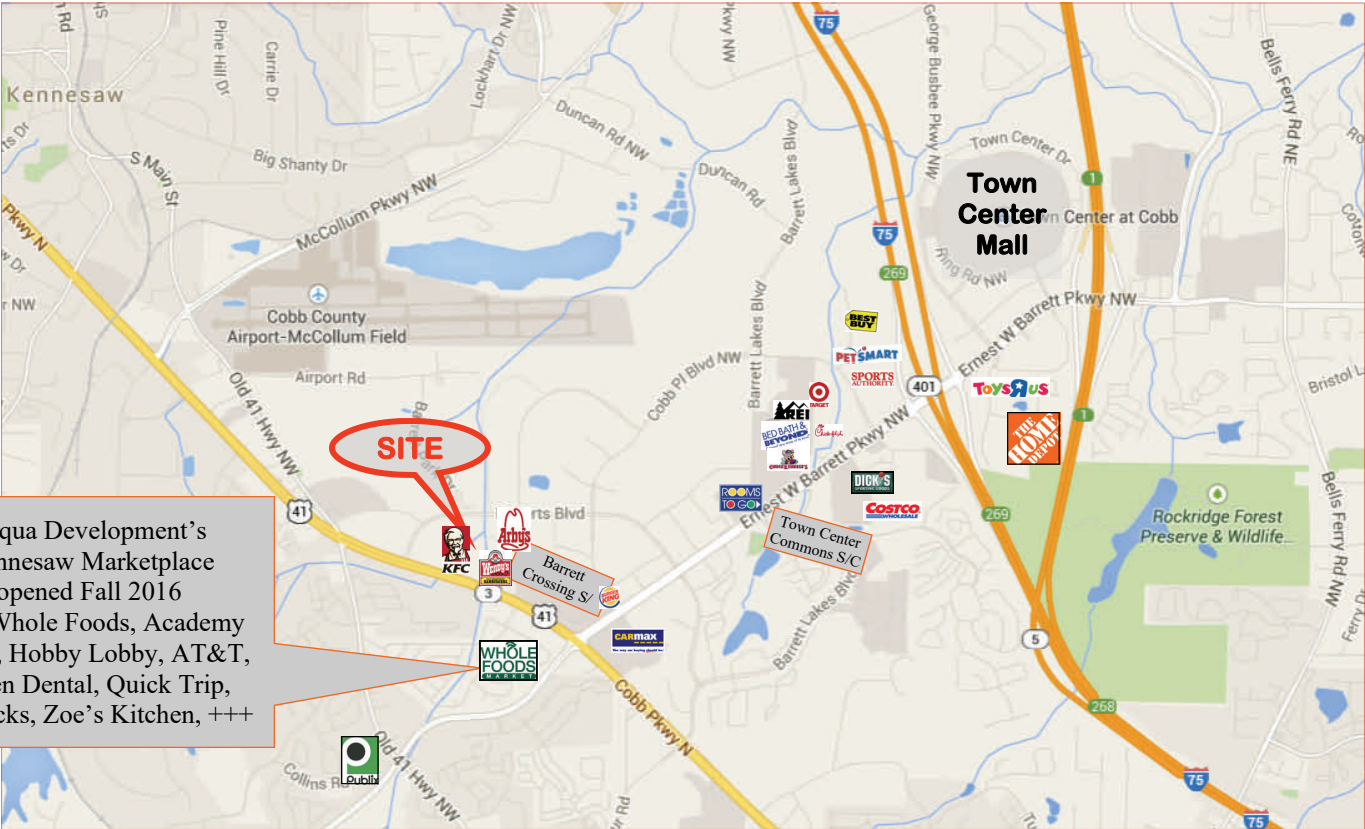
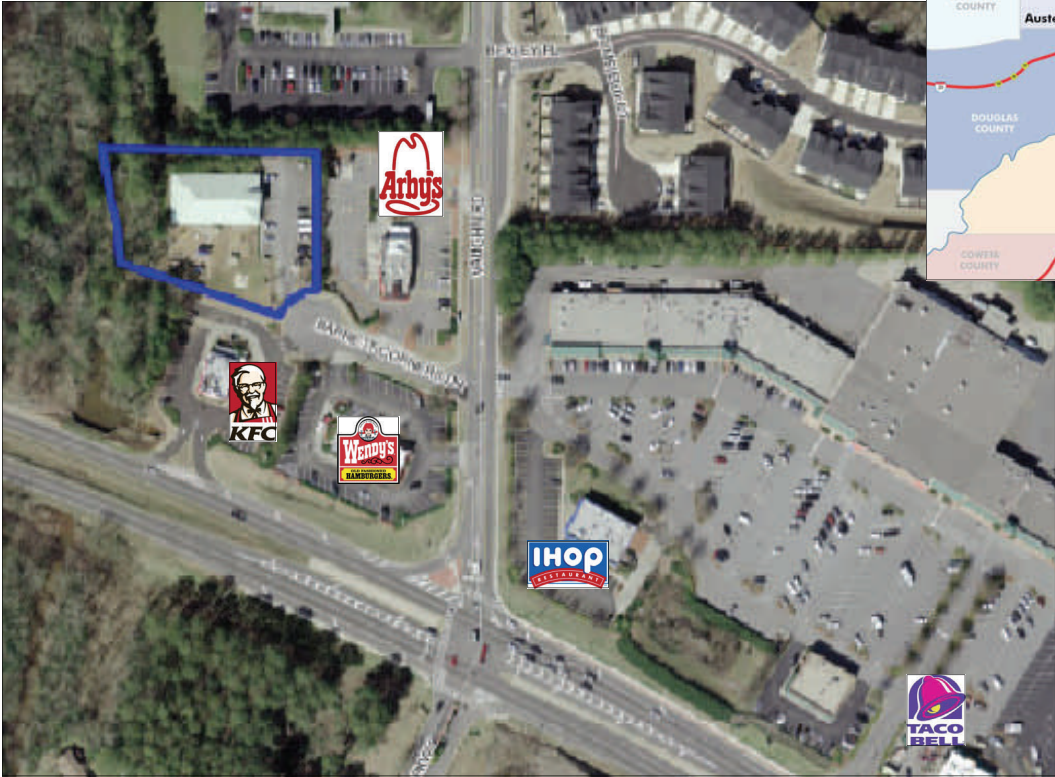
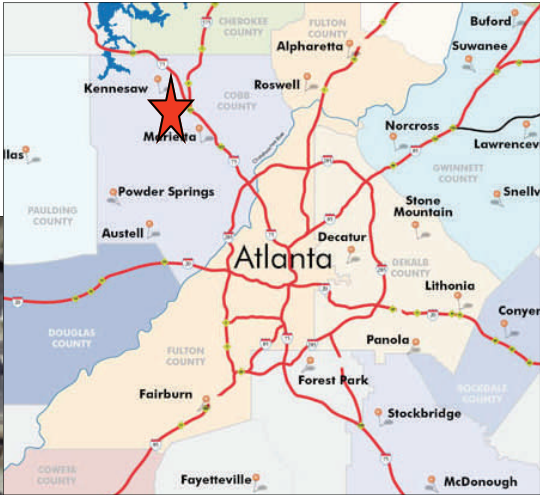
3 Mile: \$81,534

5 Mile: \$90,053

**For additional information, contact: JERRY PRESCOTT**  
**770-395-9111 (office) or 770-595-9289 (cell)**

**EXCLUSIVE**

**1400 BARRETT CORNERS DRIVE**



Fuqua Development's Kennesaw Marketplace opened Fall 2016 with Whole Foods, Academy Sports, Hobby Lobby, AT&T, Aspen Dental, Quick Trip, Starbucks, Zoe's Kitchen, +++



N 89°43'02" E — 279.57'

N 09°46'21" W — 96.18'

N 01°55'43" W — 65.92'

S 00°09'00" E — 187.69'

30' SETBACK

30' SETBACK

N 73°52'30" W — 222.36'

UNDISTURBED BUFFER

5' HIGH VINYL COATED CHAIN LINK FENCE

S.S. M.H.  
RIM 967.97  
I.E. IN 960.37  
I.E. OUT 960.23

20" SAN SEWER EASEMENT

AFTERSCHOOL AREA

SHADE SHELTER ON 14' X 16' CONC. PAD

20' X 20' CONC. PAD W/ BASKETBALL GOAL

GRASS

111.5'  
61.5'  
F.F.E. = 973.0

FIRE STA.  
FIRE ENGINE CLUBBER  
SLIDE  
MULCH  
40" CONC. BIKE PATH  
AIRPORT  
SPRING JETS  
SPRING CARS

PLAY STRUCTURE P.E. 6501  
MULCH  
R.P. THIRERS (TYP.)

GAS STATION 20' X 10' CONC.

SHADE SHELTER ON 22' X 24' CONC. PAD

5' SIDE WALK (TYP.)

40' SETBACK

13 SPACES @ 8.5' + 12.5' H.C.

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT

14 SPACES @ 8.5' = 120'

24' CURB & GUTTER TYP.

6' X 12' X 10' CONC. PAD W/ WOODEN ENCLDSURE (SEE ARCH'L.)

S 52°59'15" W  
CHD. 59.99'  
RAD. 50.00'  
ARC. 64.34'

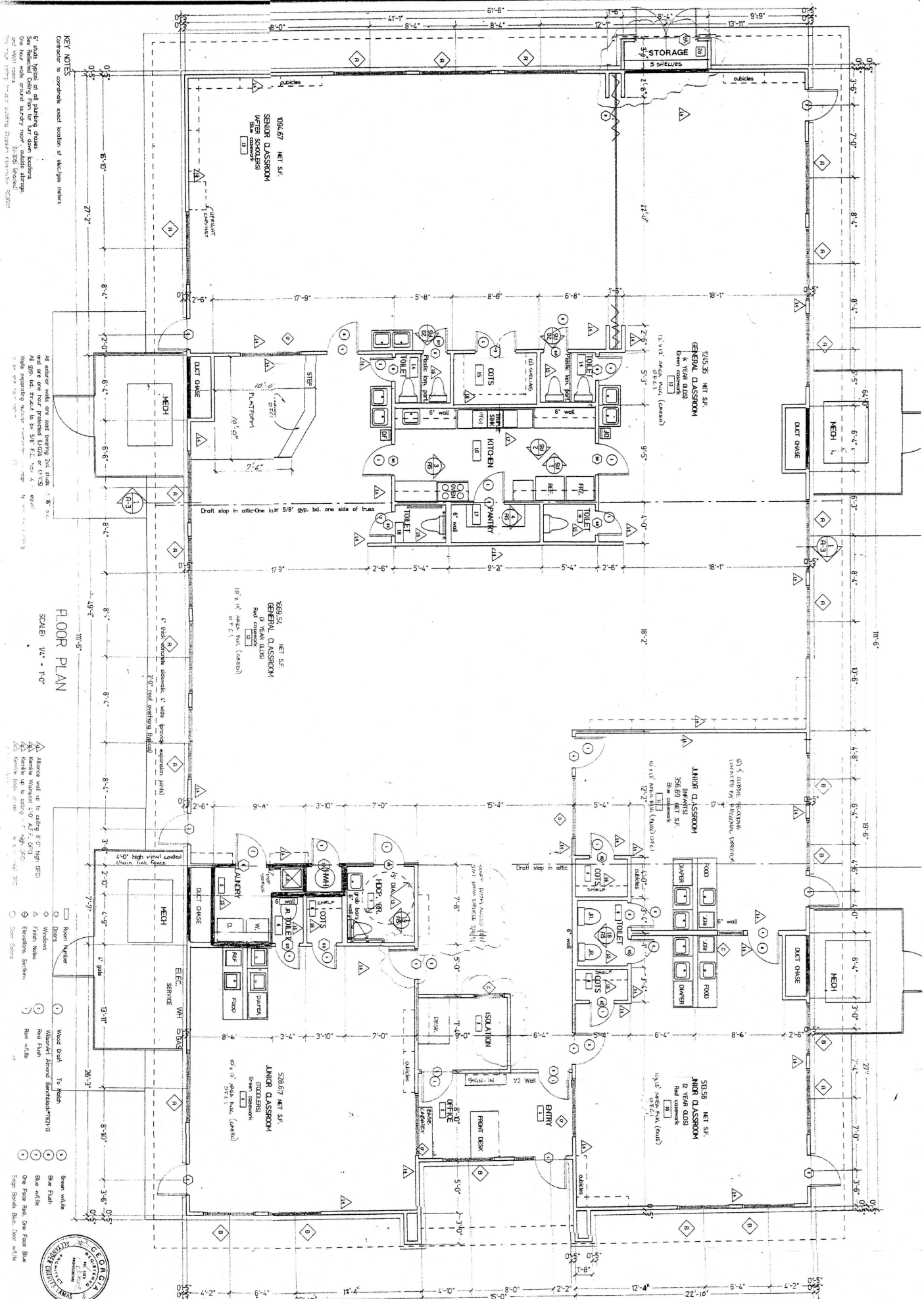
10' SETBACK

10'

88'

EXIST. 24' CURB & GUTTER

BARRETT CORN



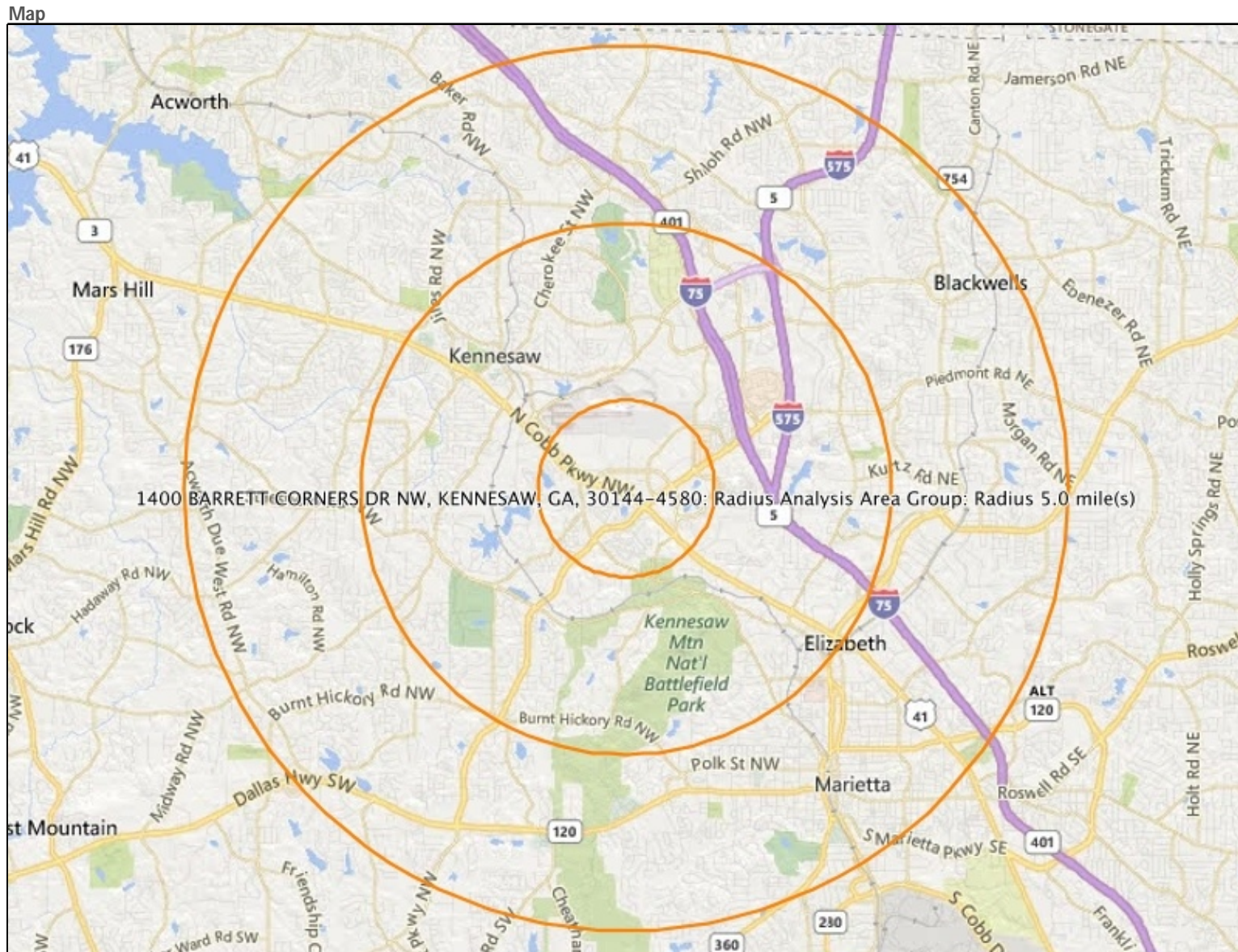
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- KEY NOTES**
- 1. All doors shall be 1/2" thick hollow core doors.
  - 2. All windows shall be 1/2" thick hollow core windows.
  - 3. All doors shall be 1/2" thick hollow core doors.
  - 4. All windows shall be 1/2" thick hollow core windows.
  - 5. All doors shall be 1/2" thick hollow core doors.
  - 6. All windows shall be 1/2" thick hollow core windows.
  - 7. All doors shall be 1/2" thick hollow core doors.
  - 8. All windows shall be 1/2" thick hollow core windows.
  - 9. All doors shall be 1/2" thick hollow core doors.
  - 10. All windows shall be 1/2" thick hollow core windows.
  - 11. All doors shall be 1/2" thick hollow core doors.
  - 12. All windows shall be 1/2" thick hollow core windows.
  - 13. All doors shall be 1/2" thick hollow core doors.
  - 14. All windows shall be 1/2" thick hollow core windows.
  - 15. All doors shall be 1/2" thick hollow core doors.
  - 16. All windows shall be 1/2" thick hollow core windows.
  - 17. All doors shall be 1/2" thick hollow core doors.
  - 18. All windows shall be 1/2" thick hollow core windows.
  - 19. All doors shall be 1/2" thick hollow core doors.
  - 20. All windows shall be 1/2" thick hollow core windows.
  - 21. All doors shall be 1/2" thick hollow core doors.
  - 22. All windows shall be 1/2" thick hollow core windows.
  - 23. All doors shall be 1/2" thick hollow core doors.
  - 24. All windows shall be 1/2" thick hollow core windows.
  - 25. All doors shall be 1/2" thick hollow core doors.
  - 26. All windows shall be 1/2" thick hollow core windows.
  - 27. All doors shall be 1/2" thick hollow core doors.
  - 28. All windows shall be 1/2" thick hollow core windows.
  - 29. All doors shall be 1/2" thick hollow core doors.
  - 30. All windows shall be 1/2" thick hollow core windows.
  - 31. All doors shall be 1/2" thick hollow core doors.
  - 32. All windows shall be 1/2" thick hollow core windows.
  - 33. All doors shall be 1/2" thick hollow core doors.
  - 34. All windows shall be 1/2" thick hollow core windows.
  - 35. All doors shall be 1/2" thick hollow core doors.
  - 36. All windows shall be 1/2" thick hollow core windows.
  - 37. All doors shall be 1/2" thick hollow core doors.
  - 38. All windows shall be 1/2" thick hollow core windows.
  - 39. All doors shall be 1/2" thick hollow core doors.
  - 40. All windows shall be 1/2" thick hollow core windows.
  - 41. All doors shall be 1/2" thick hollow core doors.
  - 42. All windows shall be 1/2" thick hollow core windows.
  - 43. All doors shall be 1/2" thick hollow core doors.
  - 44. All windows shall be 1/2" thick hollow core windows.
  - 45. All doors shall be 1/2" thick hollow core doors.
  - 46. All windows shall be 1/2" thick hollow core windows.
  - 47. All doors shall be 1/2" thick hollow core doors.
  - 48. All windows shall be 1/2" thick hollow core windows.
  - 49. All doors shall be 1/2" thick hollow core doors.
  - 50. All windows shall be 1/2" thick hollow core windows.
  - 51. All doors shall be 1/2" thick hollow core doors.
  - 52. All windows shall be 1/2" thick hollow core windows.
  - 53. All doors shall be 1/2" thick hollow core doors.
  - 54. All windows shall be 1/2" thick hollow core windows.
  - 55. All doors shall be 1/2" thick hollow core doors.
  - 56. All windows shall be 1/2" thick hollow core windows.
  - 57. All doors shall be 1/2" thick hollow core doors.
  - 58. All windows shall be 1/2" thick hollow core windows.
  - 59. All doors shall be 1/2" thick hollow core doors.
  - 60. All windows shall be 1/2" thick hollow core windows.
  - 61. All doors shall be 1/2" thick hollow core doors.
  - 62. All windows shall be 1/2" thick hollow core windows.
  - 63. All doors shall be 1/2" thick hollow core doors.
  - 64. All windows shall be 1/2" thick hollow core windows.
  - 65. All doors shall be 1/2" thick hollow core doors.
  - 66. All windows shall be 1/2" thick hollow core windows.
  - 67. All doors shall be 1/2" thick hollow core doors.
  - 68. All windows shall be 1/2" thick hollow core windows.
  - 69. All doors shall be 1/2" thick hollow core doors.
  - 70. All windows shall be 1/2" thick hollow core windows.
  - 71. All doors shall be 1/2" thick hollow core doors.
  - 72. All windows shall be 1/2" thick hollow core windows.
  - 73. All doors shall be 1/2" thick hollow core doors.
  - 74. All windows shall be 1/2" thick hollow core windows.
  - 75. All doors shall be 1/2" thick hollow core doors.
  - 76. All windows shall be 1/2" thick hollow core windows.
  - 77. All doors shall be 1/2" thick hollow core doors.
  - 78. All windows shall be 1/2" thick hollow core windows.
  - 79. All doors shall be 1/2" thick hollow core doors.
  - 80. All windows shall be 1/2" thick hollow core windows.
  - 81. All doors shall be 1/2" thick hollow core doors.
  - 82. All windows shall be 1/2" thick hollow core windows.
  - 83. All doors shall be 1/2" thick hollow core doors.
  - 84. All windows shall be 1/2" thick hollow core windows.
  - 85. All doors shall be 1/2" thick hollow core doors.
  - 86. All windows shall be 1/2" thick hollow core windows.
  - 87. All doors shall be 1/2" thick hollow core doors.
  - 88. All windows shall be 1/2" thick hollow core windows.
  - 89. All doors shall be 1/2" thick hollow core doors.
  - 90. All windows shall be 1/2" thick hollow core windows.
  - 91. All doors shall be 1/2" thick hollow core doors.
  - 92. All windows shall be 1/2" thick hollow core windows.
  - 93. All doors shall be 1/2" thick hollow core doors.
  - 94. All windows shall be 1/2" thick hollow core windows.
  - 95. All doors shall be 1/2" thick hollow core doors.
  - 96. All windows shall be 1/2" thick hollow core windows.
  - 97. All doors shall be 1/2" thick hollow core doors.
  - 98. All windows shall be 1/2" thick hollow core windows.
  - 99. All doors shall be 1/2" thick hollow core doors.
  - 100. All windows shall be 1/2" thick hollow core windows.



<p>The use of these drawings and specifications shall be restricted to the project of the site for which they were prepared and publication thereof is expressly prohibited to such use. Reproduction or publication without the written consent of Lamas &amp; Lamas Architects, Inc. in any form or by any method is prohibited. This is to the drawings and specifications herein. In the absence of such consent, the drawings and specifications shall constitute prima facie evidence.</p>	<p>Date: 11/20/88 Revision: 1/1/89 2/1/89</p>
--	---

# GA-Cobb-BarrettCorners#1400



**1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580**

-  Radius 1.0 mile(s)
-  Radius 3.0 mile(s)
-  Radius 5.0 mile(s)



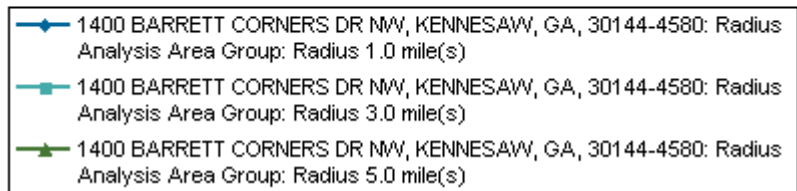
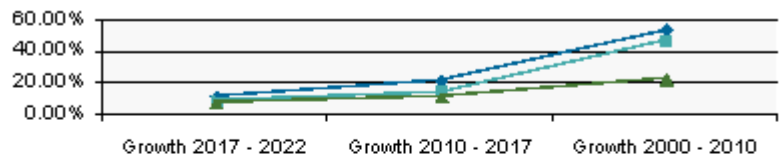
# GA-Cobb-BarrettCorners#1400

Description	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%

## Pop-Facts Summary

### Population

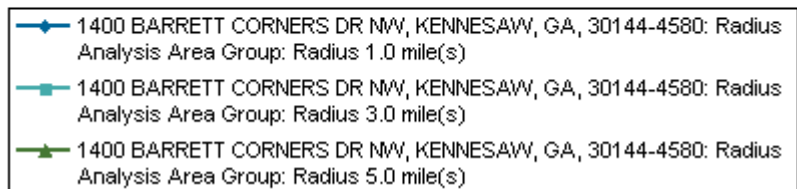
2022 Projection	10,841		58,243		185,655	
2017 Estimate	9,773		53,694		173,137	
2010 Census	8,058		46,999		155,372	
2000 Census	5,236		31,958		127,138	



Growth 2017 - 2022		10.93%		8.47%		7.23%
Growth 2010 - 2017		21.28%		14.25%		11.43%
Growth 2000 - 2010		53.92%		47.06%		22.21%

### Households

2022 Projection	4,318		22,441		69,708	
2017 Estimate	3,942		20,736		64,981	
2010 Census	3,375		18,196		58,164	
2000 Census	2,111		12,603		47,260	

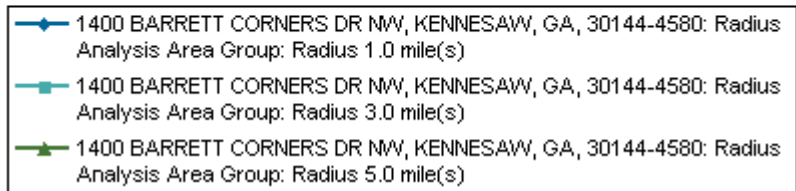
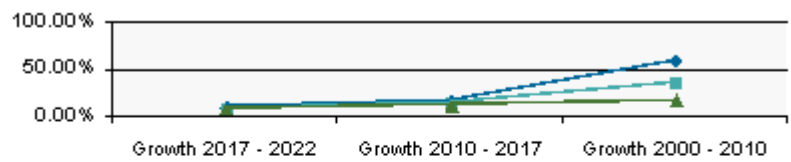


Growth 2017 - 2022		9.52%		8.22%		7.27%
Growth 2010 - 2017		16.83%		13.96%		11.72%

# GA-Cobb-BarrettCorners#1400

Description	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Growth 2000 - 2010		59.86%		44.38%		23.07%

Family Households			
2022 Projection	2,566	13,348	46,617
2017 Estimate	2,346	12,350	43,523
2010 Census	2,015	10,878	39,112
2000 Census	1,269	7,996	33,397



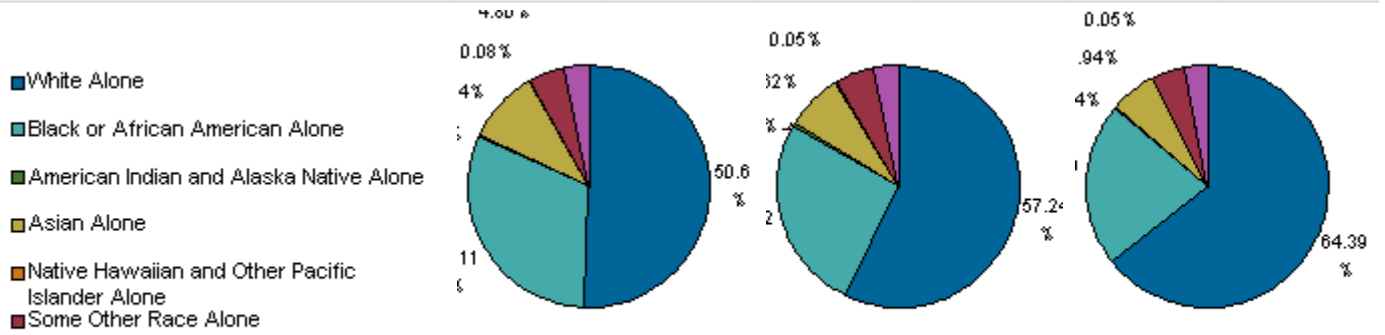
Growth 2017 - 2022		9.40%		8.08%		7.11%
Growth 2010 - 2017		16.45%		13.53%		11.28%
Growth 2000 - 2010		58.75%		36.04%		17.11%

# GA-Cobb-BarrettCorners#1400

Description	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%

## Pop-Facts Demographic Quick Facts

2017 Est. Population by Single-Classification Race	9,773	53,694	173,137
--	-------	--------	---------



White Alone	4,946	50.61%	30,733	57.24%	111,479	64.39%
Black or African American Alone	3,040	31.11%	14,023	26.12%	37,578	21.70%
American Indian and Alaska Native Alone	32	0.33%	195	0.36%	583	0.34%
Asian Alone	942	9.64%	4,089	7.62%	10,277	5.94%
Native Hawaiian and Other Pacific Islander Alone	7	0.08%	28	0.05%	89	0.05%
Some Other Race Alone	469	4.80%	2,812	5.24%	7,622	4.40%
Two or More Races	336	3.44%	1,813	3.38%	5,509	3.18%

2017 Est. Population by Ethnicity (Hispanic or Latino)	9,773	53,694	173,137
Hispanic or Latino	915	6,032	19,528
Not Hispanic or Latino	8,858	47,662	153,609

2017 Occupied Housing Units by Tenure	3,942	20,736	64,981
Owner-Occupied	1,898	10,926	43,764
Renter-Occupied	2,044	9,810	21,217

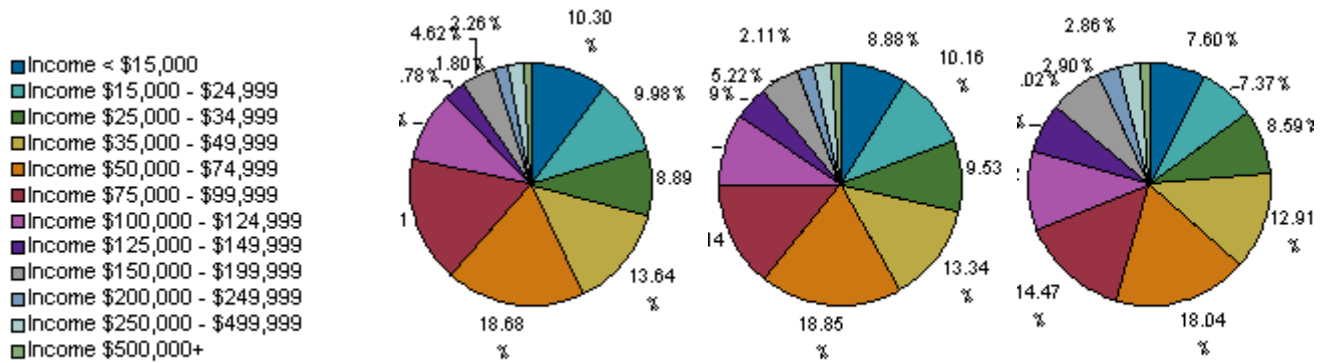
2017 Average Household Size	2.45	2.46	2.61
-----------------------------	------	------	------

2017 Est. Households by Household Income	3,942	20,736	64,981
--	-------	--------	--------



# GA-Cobb-BarrettCorners#1400

Description	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%



Income Bracket	1.0 Mile Radius (Total)	1.0 Mile Radius (%)	3.0 Mile Radius (Total)	3.0 Mile Radius (%)	5.0 Mile Radius (Total)	5.0 Mile Radius (%)
Income < \$15,000	406	10.30%	1,841	8.88%	4,937	7.60%
Income \$15,000 - \$24,999	394	9.98%	2,106	10.16%	4,792	7.37%
Income \$25,000 - \$34,999	351	8.89%	1,975	9.53%	5,584	8.59%
Income \$35,000 - \$49,999	538	13.64%	2,767	13.34%	8,390	12.91%
Income \$50,000 - \$74,999	736	18.68%	3,909	18.85%	11,720	18.04%
Income \$75,000 - \$99,999	667	16.91%	2,933	14.14%	9,400	14.47%
Income \$100,000 - \$124,999	365	9.25%	1,980	9.55%	6,839	10.52%
Income \$125,000 - \$149,999	109	2.78%	952	4.59%	4,265	6.56%
Income \$150,000 - \$199,999	182	4.62%	1,081	5.22%	4,563	7.02%
Income \$200,000 - \$249,999	71	1.80%	437	2.11%	1,886	2.90%
Income \$250,000 - \$499,999	89	2.26%	494	2.38%	1,858	2.86%
Income \$500,000+	35	0.88%	260	1.25%	748	1.15%



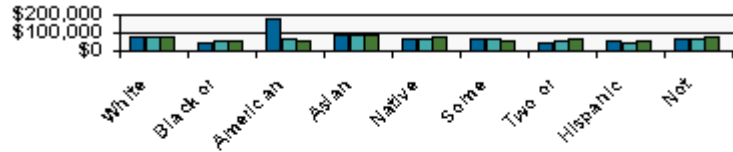
Radius Analysis Area Group	2017 Est. Average Household Income	2017 Est. Median Household Income
1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)	\$76,815	\$59,609
1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)	\$81,534	\$60,737
1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	\$90,053	\$68,746

2017 Est. Average Household Income	\$76,815	\$81,534	\$90,053
2017 Est. Median Household Income	\$59,609	\$60,737	\$68,746

## 2017 Median HH Inc. by Single-Classification Race

# GA-Cobb-BarrettCorners#1400

Description	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)		1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%



■	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 1.0 mile(s)
■	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 3.0 mile(s)
■	1400 BARRETT CORNERS DR NW, KENNESAW, GA, 30144-4580: Radius Analysis Area Group: Radius 5.0 mile(s)

White Alone	\$73,740		\$67,331		\$74,202	
Black or African American Alone	\$38,278		\$45,208		\$54,832	
American Indian and Alaska Native Alone	\$169,530		\$57,959		\$48,354	
Asian Alone	\$81,892		\$86,249		\$84,252	
Native Hawaiian and Other Pacific Islander Alone	\$58,462		\$60,890		\$71,603	
Some Other Race Alone	\$62,460		\$55,666		\$48,853	
Two or More Races	\$38,327		\$44,540		\$57,101	
Hispanic or Latino	\$50,053		\$44,122		\$51,660	
Not Hispanic or Latino	\$60,392		\$62,164		\$70,443	