

Retail Center For Sale

ACWORTH COMMONS

3344 COBB PARKWAY NW, ACWORTH, GA 30101



Offering Summary

Sale Price: \$4,650,000

NOI: \$372,747

Cap Rate: 8.02 %

Year Built: 2002

Building Size: 34,809 SF

Lot Size: 3.82 Acres

Zoning: C2

Price/SF: \$134

Property Overview

Staples Anchor Tenant Since 2002

36,000 Annual Average Daily Traffic

100% Leased

Property Amenities -

- High Visibility Pylon Sign
- East & Westbound US 41 Entrances
- Ample Parking

Area Highlights

Cobb Parkway Between Acworth and Kennesaw

\$435,573 Median House Value

79,200 Residents within 3 Mile Radius

\$103,722 Average Household Income

Don Goodman Broker

770-738-2001

dgoodman@emcatlanta.com

Seth Taratoot Agent

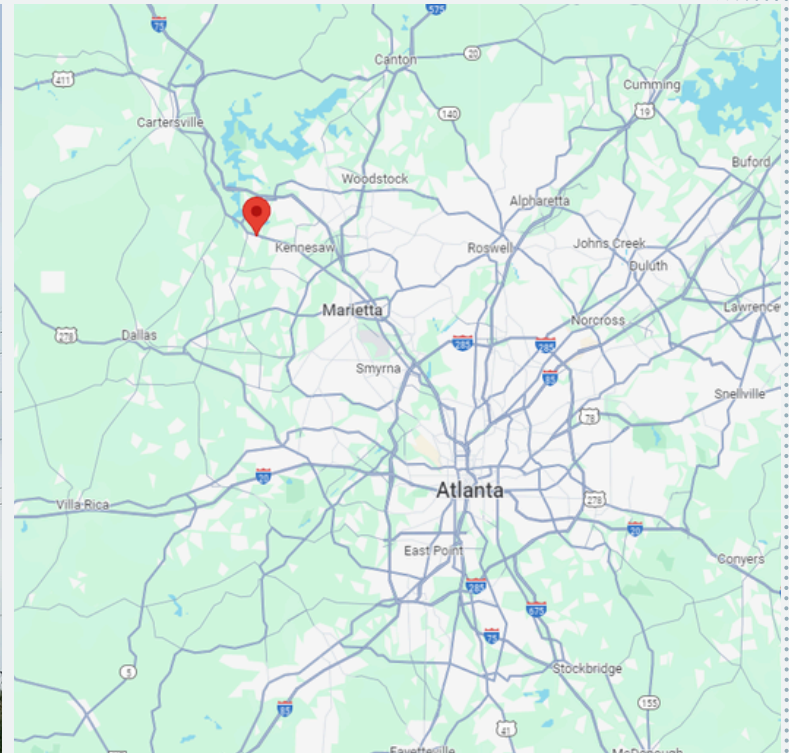
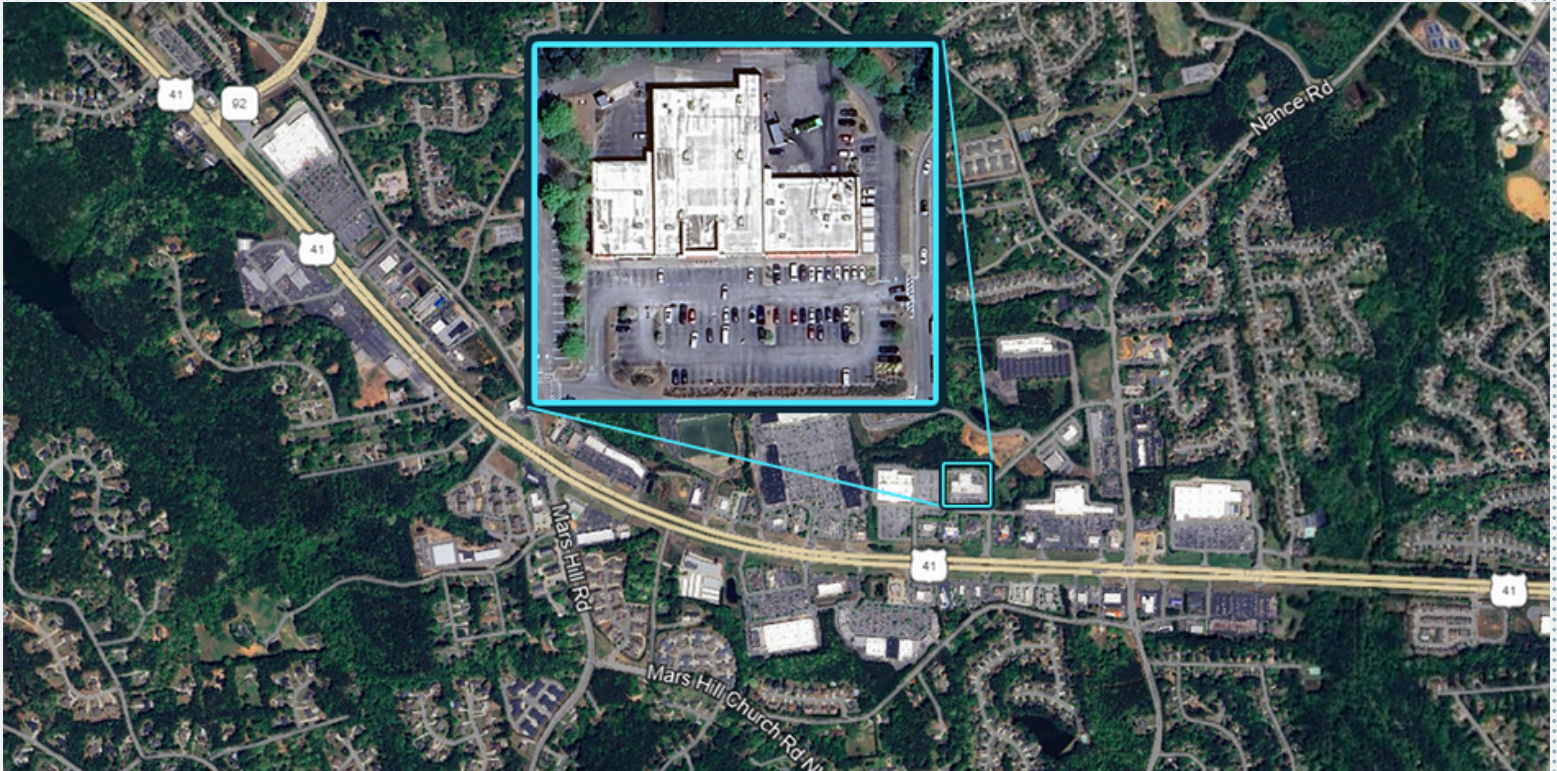
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