

SALE

DOWNTOWN KENNESAW POTENTIAL RE-DEVELOPMENT OPPORTUNITY

2921 Moon Station Road Kennesaw, GA 30144



PROPERTY DESCRIPTION

Amazing Opportunity to re-develop a rare lot in the Downtown Kennesaw market! Current improvements are designated as historic and financing assistance may be available for re-development, or work with the city to demolish the current structure for new development. Current zoning will allow for three stories and this lot is zero-lot line making for substantially increased lot coverage.

PROPERTY HIGHLIGHTS

- Located in Fast-Growing Downtown Kennesaw with Walkable Location
- In Close proximity to New and Existing High-Density Development Within the City
- Strong Economic Demographics Within 3 Miles
- Expanded Lot Coverage & Frontage Due to Corner Location & Current CBD Zoning

OFFERING SUMMARY

Sale Price:	\$709,000
Lot Size:	0.64 Acres
Building Size:	2,032 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,826	28,540	65,956
Total Population	7,258	76,450	178,349
Average HH Income	\$93,707	\$116,801	\$124,825

Kris Holt
(678) 320-4800



SALE

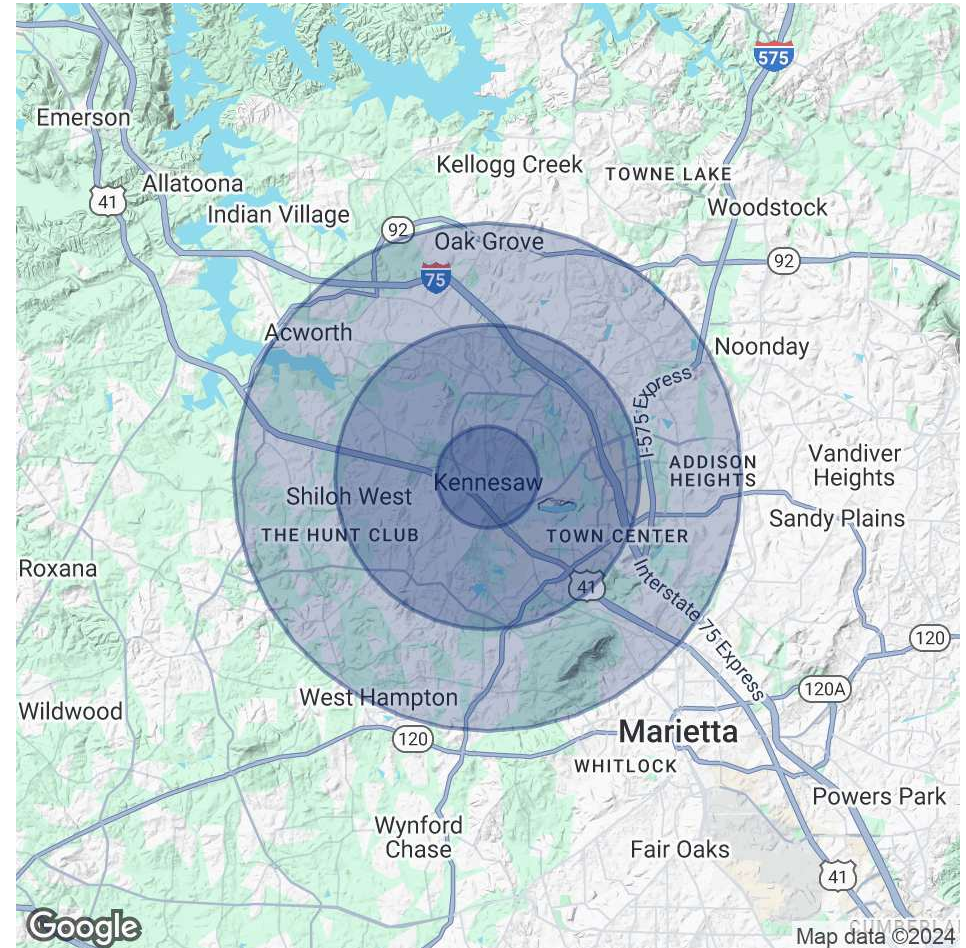
DOWNTOWN KENNESAW POTENTIAL RE-DEVELOPMENT OPPORTUNITY

2921 Moon Station Road Kennesaw, GA 30144

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,258	76,450	178,349
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,826	28,540	65,956
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$93,707	\$116,801	\$124,825
Average House Value	\$319,565	\$382,546	\$411,290

Demographics data derived from AlphaMap



Kris Holt
(678) 320-4800



SALE

DOWNTOWN KENNESAW POTENTIAL RE-DEVELOPMENT OPPORTUNITY

2921 Moon Station Road Kennesaw, GA 30144



Kris Holt
(678) 320-4800

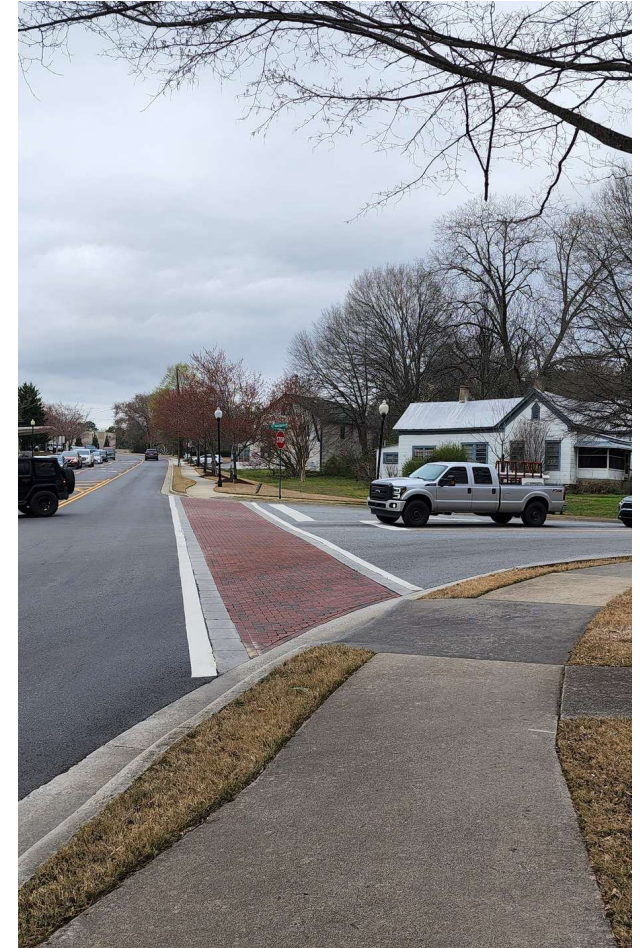


COLDWELL BANKER
COMMERCIAL
METRO BROKERS

SALE

DOWNTOWN KENNESAW POTENTIAL RE-DEVELOPMENT OPPORTUNITY

2921 Moon Station Road Kennesaw, GA 30144



Kris Holt
(678) 320-4800



SALE

DOWNTOWN KENNESAW POTENTIAL RE-DEVELOPMENT OPPORTUNITY

2921 Moon Station Road Kennesaw, GA 30144



KRIS HOLT

Commercial Associate

kris.holt@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 518-0114

GA #293205

PROFESSIONAL BACKGROUND

Kris Holt has worked in real estate sales and marketing since 2004, specializing in assisting clients with investment property acquisitions and dispositions in metro Atlanta and throughout the southeast. His in-depth real estate background extends throughout Residential and Commercial Investments including Land, Retail, Single-Tenant Net Lease, and Industrial property types. Kris is a native to Georgia and Atlanta. He is a graduate of Georgia State University, currently a candidate for the esteemed CCIM (Certified Commercial Investment Member) designation through the National Association of Realtors, and an active member of the Atlanta Commercial Board of Realtors.

MEMBERSHIPS

Atlanta Commercial Board of Realtors
CCIM Institute Candidate

Metro Brokers

5775 Glenridge Drive Building D, Suite 200
Atlanta, GA 30328
678.320.4800
cbcworldwide.com

Kris Holt

(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS