

# WADE GREEN VILLAGE

4430 Wade Green Road | Kennesaw, GA 30144

Owned & Operated by:



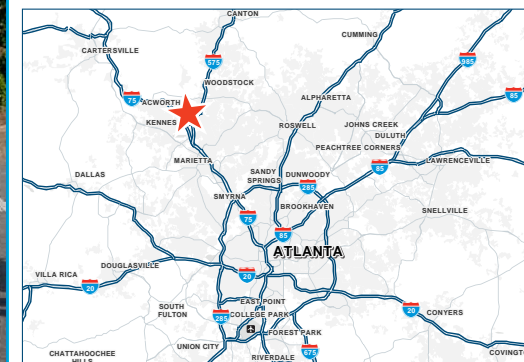
www.shopcore.com

## SPACE AVAILABLE

1,300 SF

### PROPERTY HIGHLIGHTS

- 74,978 SF Publix-anchored shopping center
- Excellent visibility and parking with four access entry points
- At the intersection of Wade Green Road (31,200 VPD) and Wooten Lake Road
- Close proximity to I-75 and Kennesaw State University
- Population of 195,000 within 5 miles with average household income of \$118,000
- Renovated Pylon Sign



COURTNEY BRUMBELOW

P: 770.913.3905

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Ackerman Retail  
A DIVISION OF ACKERMAN & CO

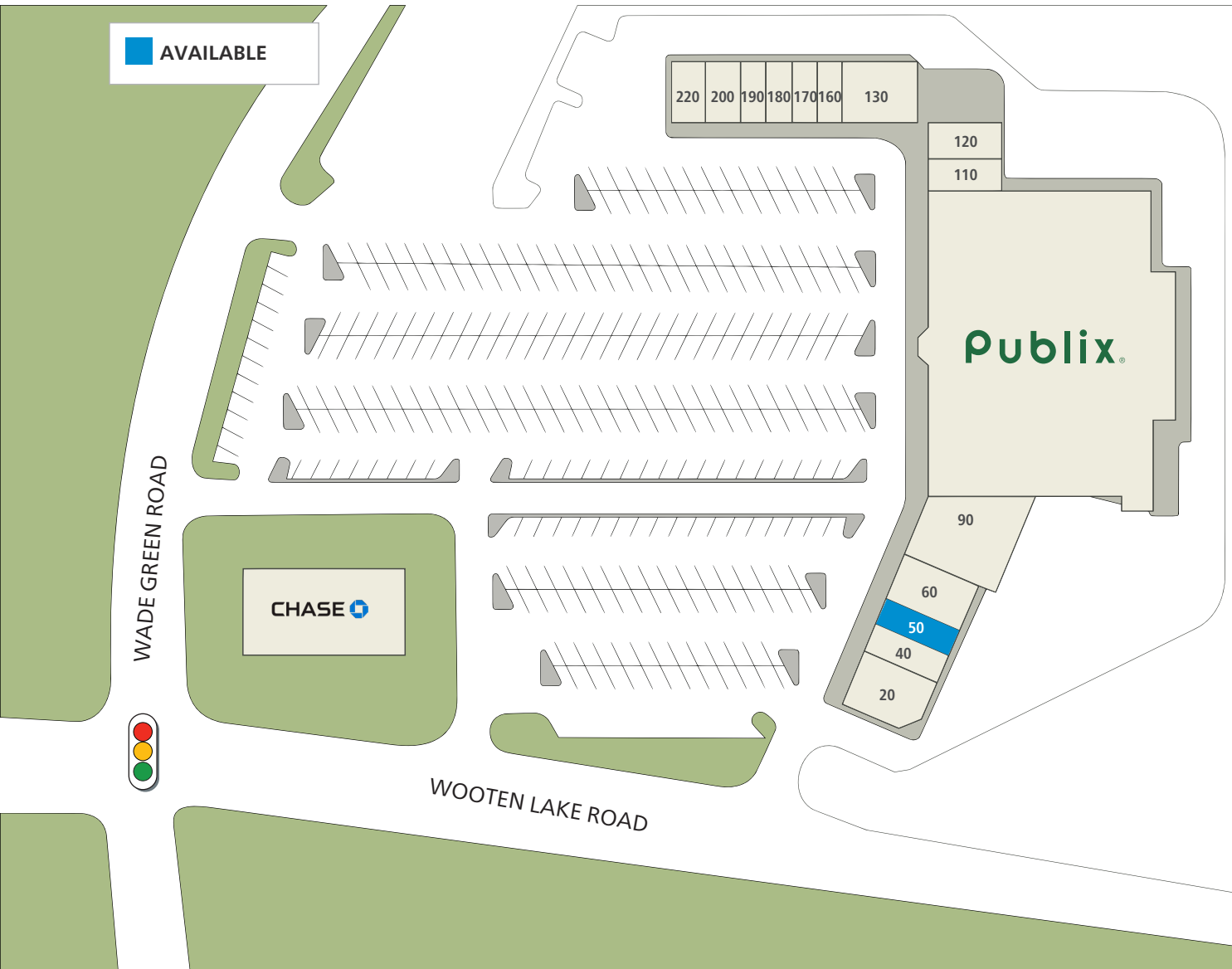
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| STE       | TENANT                             | SF           |
|-----------|------------------------------------|--------------|
| 100       | PUBLIX                             | 47,814       |
| 110       | GOODWILL                           | 1,500        |
| 120       | EMPLOY PARTNERS                    | 1,800        |
| 130       | LUSH NAILS                         | 1,000        |
| 140       | LUSH NAILS                         | 2,000        |
| 160       | HONG KONG ALTERATIONS              | 1,000        |
| 170       | GREAT CLIPS                        | 1,000        |
| 180       | MAIL COPY OF AMERICA               | 1,000        |
| 190       | HAPPY PANDA                        | 1,000        |
| 200-220   | SOLECITO LINDO MEXICAN BAR & GRILL | 3,000        |
| 20-30     | WADE GREEN BOTTLE SHOP             | 3,008        |
| 40        | PAPA JOHN'S                        | 1,560        |
| <b>50</b> | <b>AVAILABLE</b>                   | <b>1,300</b> |
| 60-70     | PT SOLUTIONS PHYSICAL THERAPY      | 2,600        |
| 80-90     | WICKED WINGS                       | 5,396        |
| OP        | CHASE BANK                         | —            |



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## AREA DEMOGRAPHICS (2024):

|               | 1-MILE    | 3-MILE    | 5-MILE    |
|---------------|-----------|-----------|-----------|
| POPULATION    | 12,663    | 83,585    | 195,423   |
| HOUSEHOLDS    | 4,843     | 30,846    | 75,605    |
| AVG HH INCOME | \$116,159 | \$115,746 | \$118,097 |

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