

Tuscan Heights

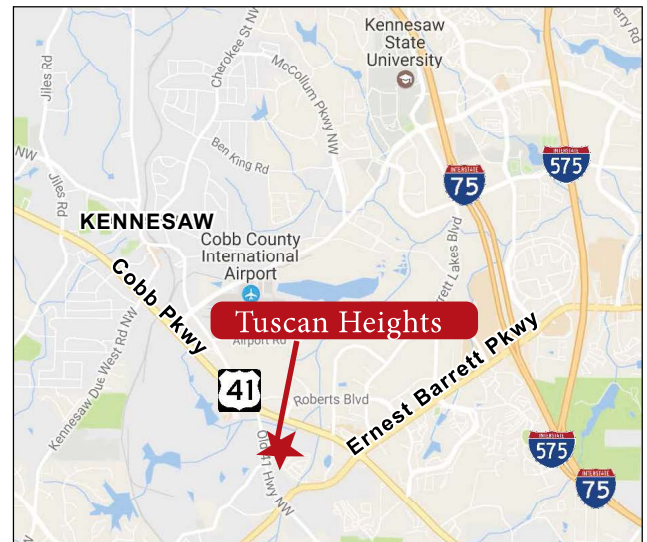
3,600 SF of Space Available

Sits on Heavily Trafficked Old Highway 41



1735 Tuscan Heights Boulevard, Kennesaw, GA 30152

- One (1) 3,600 SF vacancy
- Built in 2008, this 14,860 SF shopping center is located in a busy retail corridor of thriving Cobb County
- Located on Old Highway 41, which connects two frequently traveled roads (Barrett Parkway and Cobb Parkway) with combined traffic count of 83,100 vehicles per day
- A dense, residential market supplemented with heavy daytime populations creates a large consumer base
- Surrounding area retailers include recently developed Kennesaw Marketplace and Publix anchored Barrett Parkway Shopping Center



FOR LEASE

Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	26,940	172,880	688,420
Est Population Growth 2030	28,105	180,920	721,540
Projected Growth 2025-2030	1.0%	0.9%	1.1%
Total Households 2026	11,240	66,940	258,870
Average Household Income	\$101,880	\$113,940	\$110,520
Median Age	36.9	37.8	38.2

Traffic Count

15,567 Old 41 Highway NW

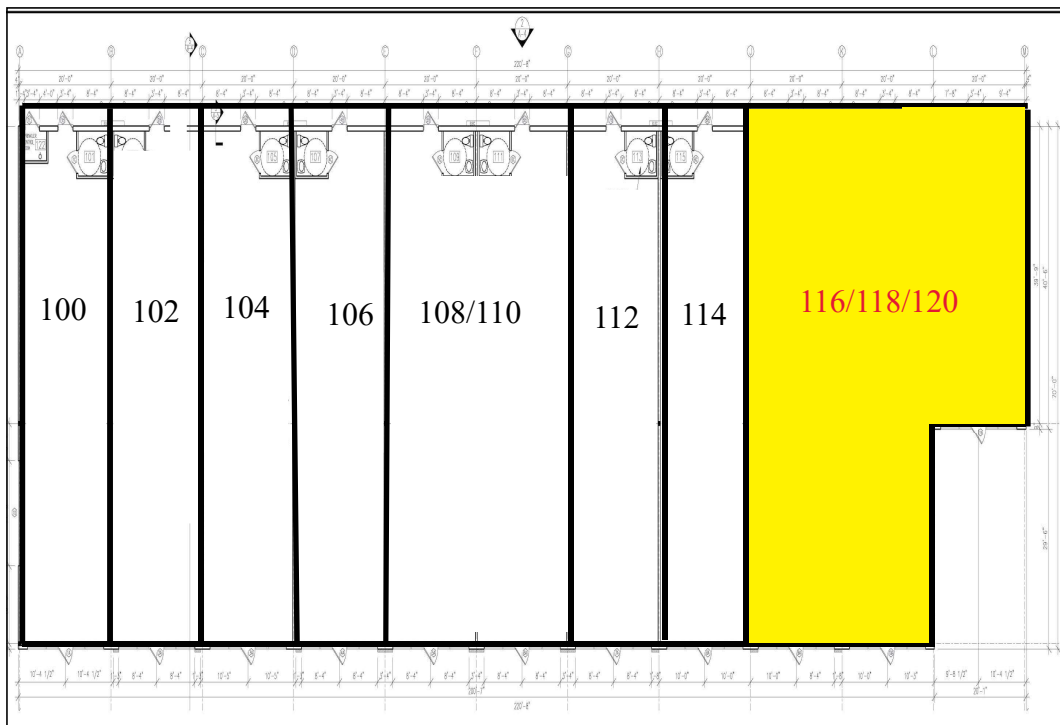
FOR MORE INFORMATION, CONTACT:

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LEASE AT Tuscan Heights

1735 Tuscan Heights Boulevard
Kennesaw, GA 30152



- Suite 100 Cleaners
- Suite 102 Liquor Store
- Suite 104
- Suite 106 Nail Salon
- Suite 108
- Suite 112
- Suite 114 Barber Shop
- Suite 116, 118, & 120 VACANT - 3,600 SF**

Total GLA 14,860 SF



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