

BARRETT CORNERS - PHASE III

SIGNALIZED INTERSECTION AT THE STATE'S "TOP 2" RETAIL NODE

#2 Retail Destination in GA

Top 1% in U.S.



DETAILS

Address **1185 Barrett Parkway**
Market **Kennesaw, GA**
Use **Restaurant, Retail, Service**
Size **4.65 acres; 34,058sf of Prime GLA**
Delivery **Q3, 2027**
Traffic Count: **+/-56,000 VPD on Barrett Pkwy**

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,101	52,826	177,891
Avg HH Income	\$107,839	\$130,176	\$137,260
Employees	13,169	58,294	123,480
Median Age	34	36	38



**3 ACCESS POINTS TO BARRETT PKWY
CONNECTION TO 2 TRAFFIC SIGNALS**



McBride Real Estate, LLC

Josh McBride

M - 423.429.1107

josh@mcbride-re.com



The information contained herein is provided for general marketing purposes only and is not a representation, warranty, or guarantee of any kind, either express or implied. All square footages, site plans, dimensions, traffic counts, tenant lists, and third-party data—including Placer.ai rankings and visit estimates—are approximate and subject to change without notice. *The Placer.ai ranking referenced pertains to Kennesaw Marketplace, the adjacent shopping center, and does not imply any specific ranking for the subject property. This property offering is subject to withdrawal, modification, or cancellation at any time without notice. McBride Real Estate, LLC, D&G Development, and all affiliated or associated entities expressly disclaim any liability for errors, omissions, or reliance on the information presented herein. Prospective tenants, purchasers, or investors are strongly encouraged to conduct their own independent investigation and due diligence. All visuals are for illustrative purposes only.

BARRETT CORNERS - PHASE III

SIGNALIZED INTERSECTION AT THE STATE'S "TOP 2" RETAIL NODE

#2 Retail Destination in GA

Top 1% in U.S.



Barrett Parkway (56,000 VPD)

PHASE III
(delivery 2027)

PHASE II
(not a part)

Phase I
(not a part)

Available

Sale or Lease

3 ACCESS POINTS TO BARRETT PKWY
CONNECTION TO 2 TRAFFIC SIGNALS



DEVELOPMENT GROUP

McBride Real Estate, LLC

Josh McBride

M - 423.429.1107

josh@mcbride-re.com



MCBRIDE
—REAL ESTATE—

The information contained herein is provided for general marketing purposes only and is not a representation, warranty, or guarantee of any kind, either express or implied. All square footages, site plans, dimensions, traffic counts, tenant lists, and third-party data—including Placer.ai rankings and visit estimates—are approximate and subject to change without notice. *The Placer.ai ranking referenced pertains to Kennesaw Marketplace, the adjacent shopping center, and does not imply any specific ranking for the subject property. This property offering is subject to withdrawal, modification, or cancellation at any time without notice. McBride Real Estate, LLC, D&G Development, and all affiliated or associated entities expressly disclaim any liability for errors, omissions, or reliance on the information presented herein. Prospective tenants, purchasers, or investors are strongly encouraged to conduct their own independent investigation and due diligence. All visuals are for illustrative purposes only.

BARRETT CORNERS - PHASE III

#2 Retail Destination in GA

Top 1% in U.S.

SIGNALIZED INTERSECTION AT THE STATE'S "TOP 2" RETAIL NODE



3 ACCESS POINTS TO BARRETT PKWY
CONNECTION TO 2 TRAFFIC SIGNALS

Placer.ai

#2

RETAIL DESTINATION IN GA

SITE

COBB PLACE SHOPPING CENTER
2.6 Million Annual Visits



BARRETT PAVILION
3.0 Million Annual Visits



Pinetree
Country Club



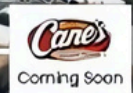
TOWN CENTER AT COBB
4.1 Million Annual Visits



(72,770 AADT)
(229,000 AADT)



KENNESAW MARKETPLACE
5.4 Million Annual Visits



TOWN CENTER COMMONS



Cobb Pkwy (42,000 AADT)

Ernest W Barrett Pkwy NW (55,500 AADT)

Placer.ai

BARRETT CORNERS - PHASE III

SIGNALIZED INTERSECTION AT THE STATE'S "TOP 2" RETAIL NODE

#2 Retail Destination in GA

Top 1% in U.S.



3 ACCESS POINTS TO BARRETT PKWY
CONNECTION TO 2 TRAFFIC SIGNALS



#2

RETAIL DESTINATION IN GA

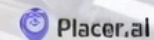
KENNESAW MARKETPLACE
5.4 Million Annual Visits



Cobb Pkwy (42,000 AADT)



Cobb County
International Airport



Data provided by Placer Labs Inc.

SITE

TOWN CENTER COMMONS



TOWN CENTER PLAZA
3.5 Million Annual Visits



TOWN CENTER AT COBB
4.1 Million Annual Visits



TOWNE CENTER PRADO



Ernest W Barrett Pkwy NW (65,500 AADT)

BARRETT PAVILION
3.9 Million Annual Visits



COBB PLACE SHOPPING CENTER
2.6 Million Annual Visits



BARRETT CORNERS - PHASE III

SIGNALIZED INTERSECTION AT THE STATE'S "TOP 2" RETAIL NODE

#2 Retail Destination in GA

Top 1% in U.S.



FOR MORE INFORMATION, PLEASE CONTACT

McBride Real Estate, LLC

Josh McBride

M - 423.429.1107

josh@mcbride-re.com

D&G Development Group

Daniel Hunt

Vice President, Leasing & Acquisitions

M - 260-241-4824

dhunt@dg.dev

