

# VILLAGE GRAND

3103 Cobb Pkwy NW, Kennesaw, GA 30152



## SPACE AVAILABLE

1,000 to 1,200 SF

### PROPERTY HIGHLIGHTS

- Shadow-anchored by Walmart Supercenter
- Average Household Income of over \$135,000 within a 3 mile radius
- Draws from the over 41,000 students who attend Kennesaw State University
- Situated on Cobb Pkwy which carries over 36,000 VPD
- Property shares access with over 300 apartment units

### AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	9,285	63,694	148,040
<b>HOUSEHOLDS</b>	3,434	23,652	55,085
<b>AVG HH INCOME</b>	\$123,144	\$139,478	\$141,619

COURTNEY BRUMBELOW

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Ackerman Retail  
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SIZE
101	Starbucks	1,600
103	The Brows Threading Lounge	1,000
104	AVAILABLE	1,000
105	Mangiamo Italian Ristorante	2,950
108	AVAILABLE	1,200
109	Mini-Stop Chinese Restaurant	1,500
110	Total Insurance	900
111	Town Center Nails	2,400
114	Board & Brush	1,200
115	Rick's Hot Wings	900
116	LaDaya Beauty Supply	1,500
117	First Source Tax & Accounting	1,400
118	Metro PCS	1,400
119	Smoothie King	1,400



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