

# PRIME OFFICE SPACE AVAILABLE IN DOWNTOWN KENNESAW

1,200 - 2,400 SF - Private Offices w/Conference  
Room, Reception Area & Kitchenette  
Rarely Available

3185 CHEROKEE ST, KENNESAW, GA 30144  
SUITE 300, SUITE 400, SUITE 500

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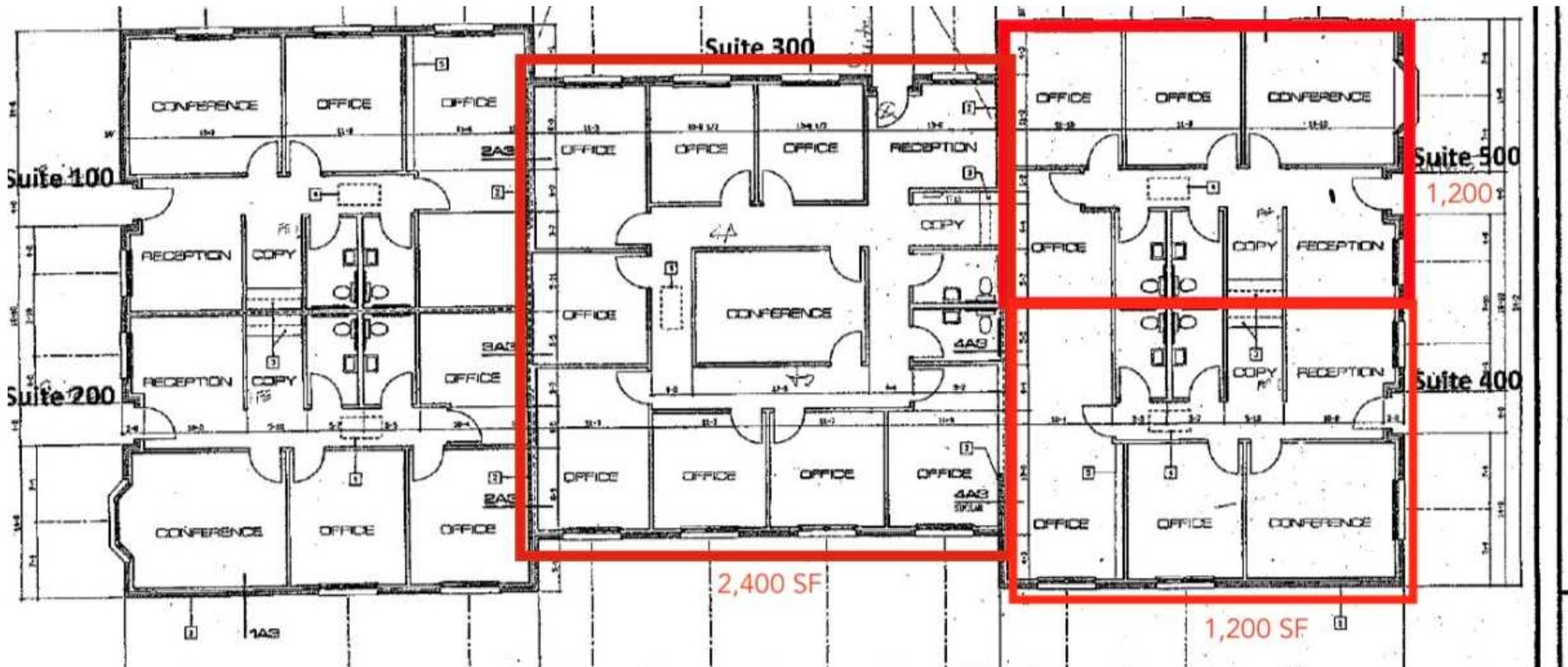
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# PROPERTY SUMMARY



## Property Overview

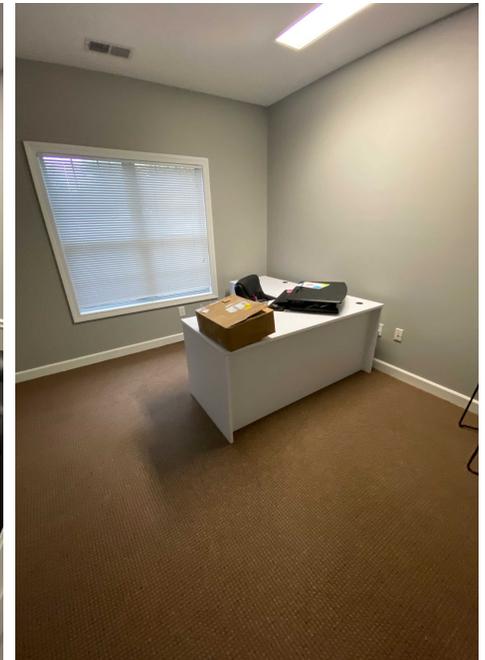
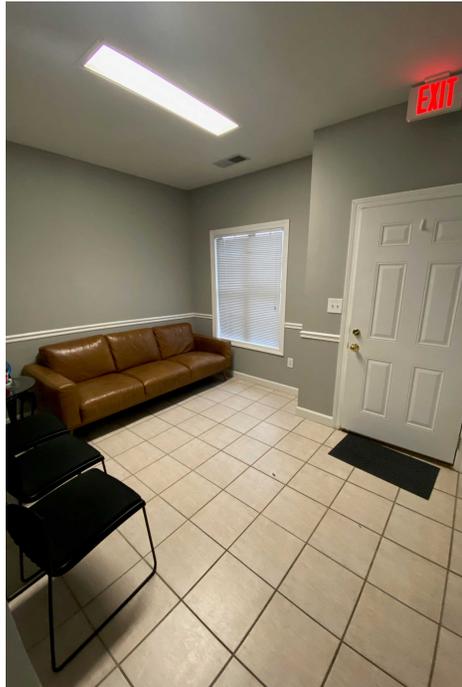
Beautiful office building with two available suites. Suite 300 consists of 2,400 sq ft and includes 8 offices, a conference room, reception area and kitchenette. Suite 400 and 500 each feature 1,200 sq ft, reception, conference room, workroom and restrooms and small offices. Conveniently located on Cherokee Street, less than a mile from downtown Kennesaw with its restaurants, museums, shopping and upscale residential redevelopment. Easy access to I-75 and US 41 (Cobb Pkwy).

Available SF:	1,200 - 2,400
Class:	C
Lease Rate:	\$15.00 sf/yr
CAM	\$2.00
NNN:	Yes
Zoning:	OI
Market:	NW Atlanta
Sub Market	Kennesaw

# SUITE 300

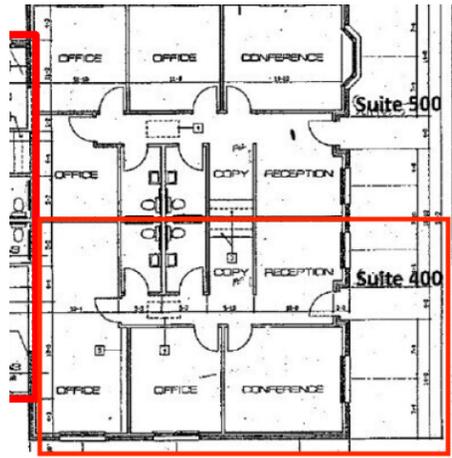


**\$3,000 + \$400 CAM /mo**  
**2,400 SF**



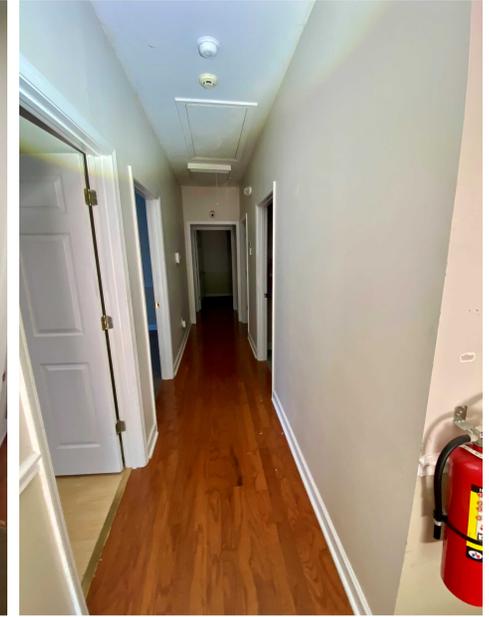
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# SUITE 400



SUITE 400 - 1,200 SF

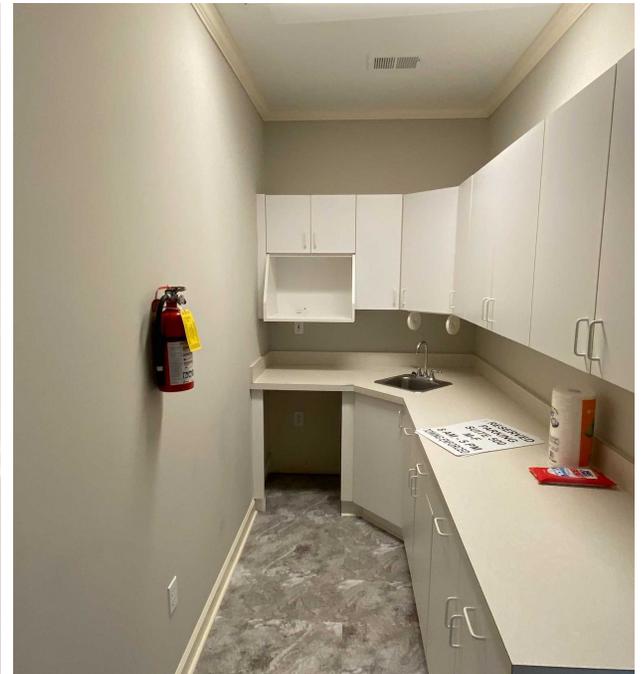
\$1,500 + \$200 CAM / mo  
1,200 SF

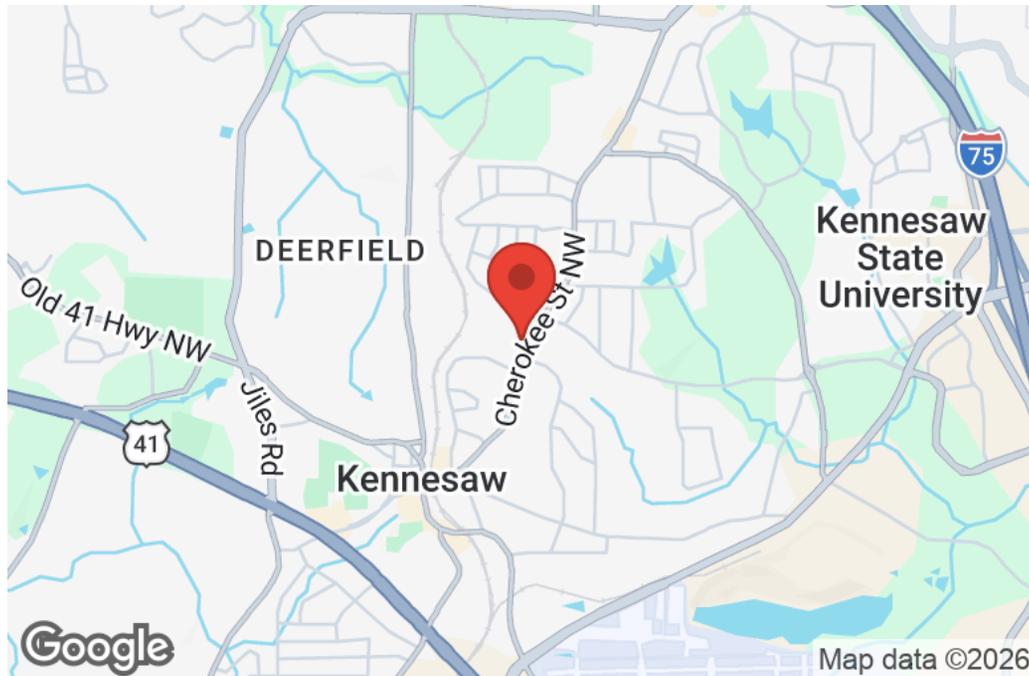
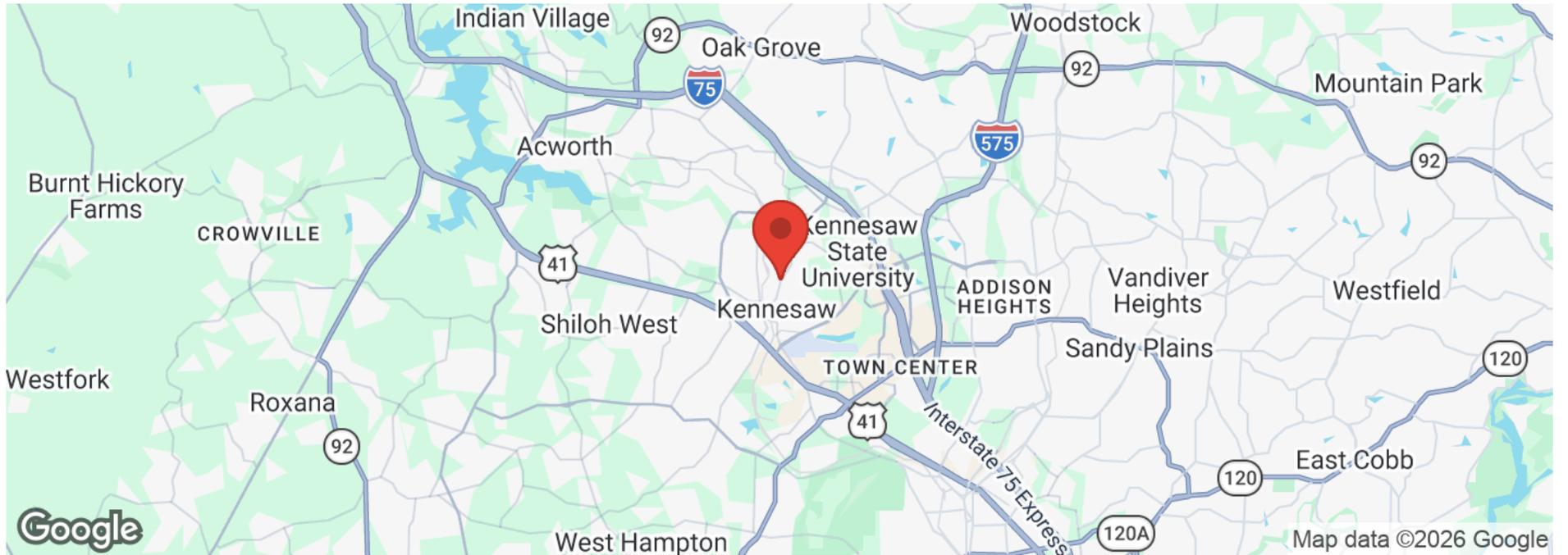


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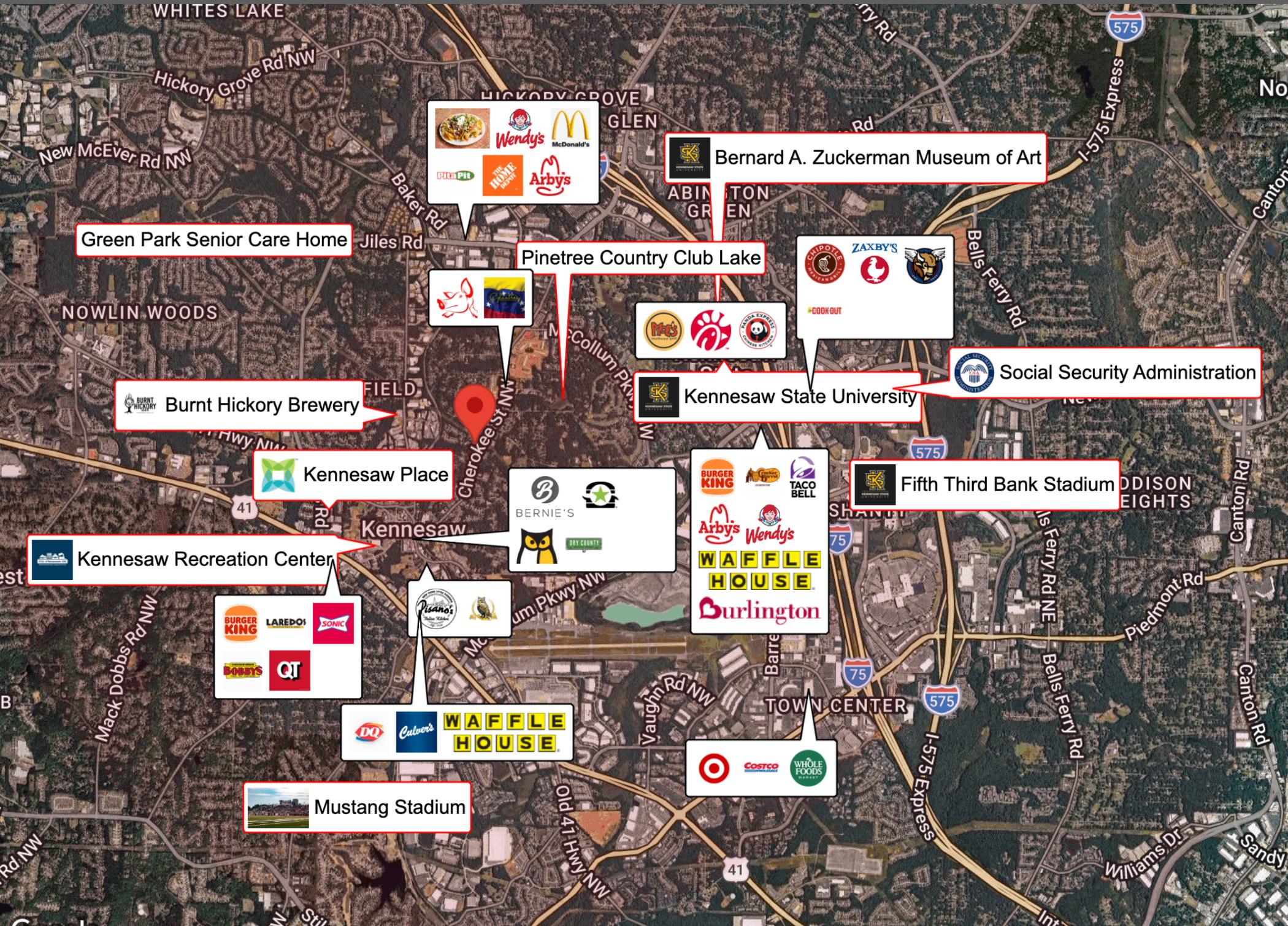


**\$1,500 + \$200 CAM / mo**  
**1,200 SF**





BUSINESS MAP



Green Park Senior Care Home



Bernard A. Zuckerman Museum of Art

Pinetree Country Club Lake

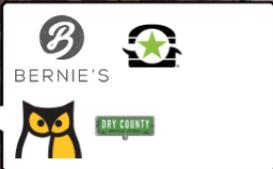


Social Security Administration

Burnt Hickory Brewery

Kennesaw State University

Kennesaw Place



Fifth Third Bank Stadium

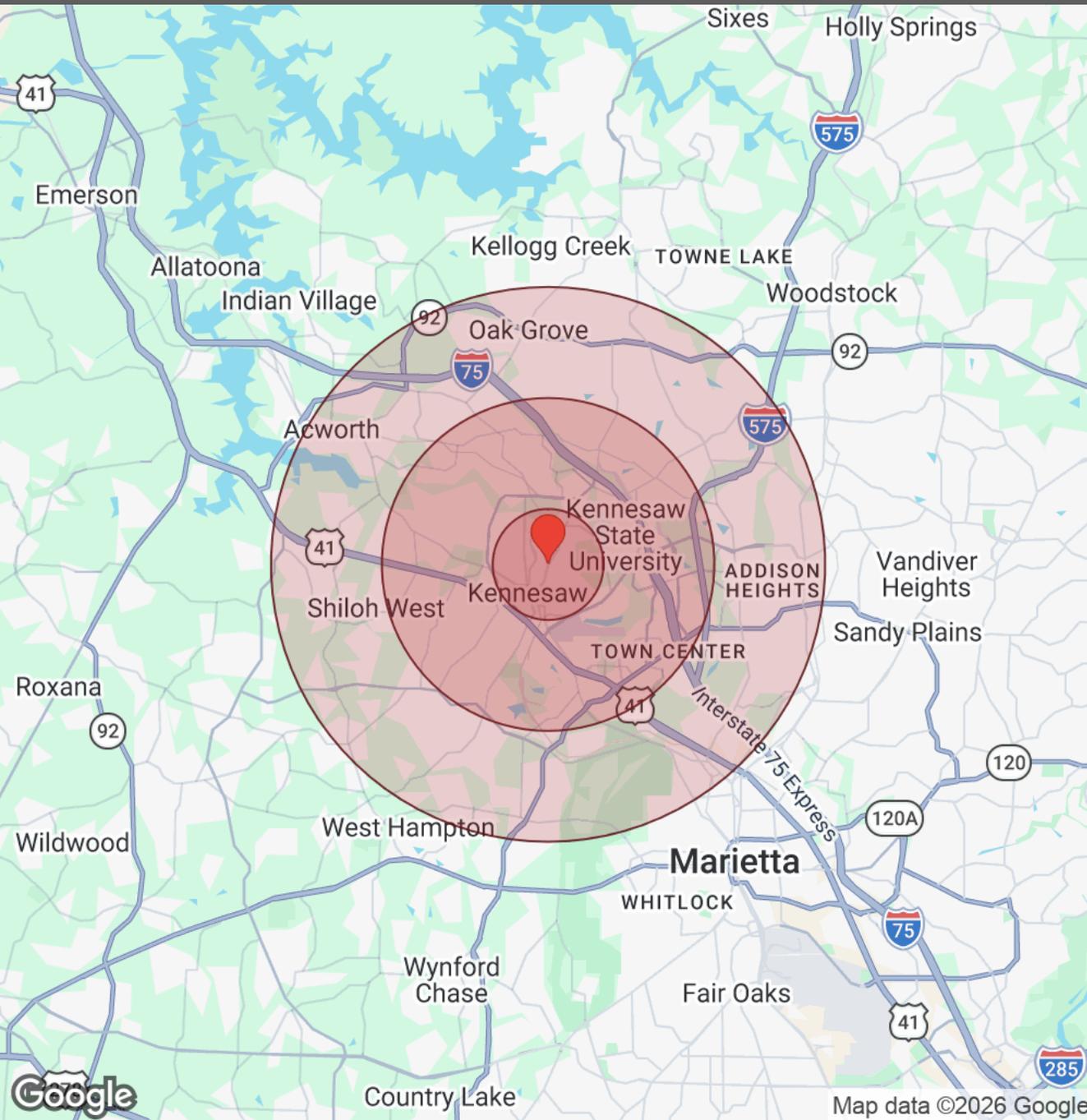
Kennesaw Recreation Center



Mustang Stadium



# DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,036	41,376	92,067
Female	5,488	40,374	94,137
Total Population	10,524	81,750	186,203

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,849	42,175	102,710
Black	2,350	21,615	43,404
Am In/AK Nat	13	74	149
Hawaiian	2	25	37
Hispanic	1,507	10,783	23,573
Asian	480	4,733	11,228
Multiracial	272	2,052	4,525
Other	52	294	577

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,488	32,372	73,578
Occupied	4,300	31,087	70,748
Owner Occupied	2,129	17,547	44,971
Renter Occupied	2,171	13,540	25,777
Vacant	188	1,285	2,830

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,622	12,741	30,994
Ages 15 - 24	2,078	17,146	30,939
Ages 25 - 54	4,272	32,302	74,557
Ages 55 - 64	1,140	9,202	22,745
Ages 65+	1,411	10,359	26,967

Income	1 Mile	3 Miles	5 Miles
Median	\$73,859	\$93,168	\$100,646
Under \$15k	391	2,410	4,353
\$15k - \$25k	182	1,179	2,579
\$25k - \$35k	234	1,530	3,247
\$35k - \$50k	511	2,939	5,632
\$50k - \$75k	870	4,488	9,607
\$75k - \$100k	584	4,126	9,713
\$100k - \$150k	780	6,635	15,268
\$150k - \$200k	319	3,214	8,660
Over \$200k	428	4,567	11,690

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## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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