



CLICK FOR PROPERTY TOUR



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

MEDICAL OFFICE FOR SALE

1690 STONE VILLAGE LANE NW
SUITE 1000 & 1001
KENNESAW, GA (ATLANTA MSA) 30152



AMIT GROVER
(404) 966-1019

OFFERING SUMMARY

INDUSTRIAL PROPERTY FOR SALE

1690 STONE VILLAGE LANE NORTHWEST
KENNESAW, GA 30152

CONTACT BROKER
PRICE

0.0287
ACRES

2,500 SF
LAND SQ FT

Investment Opportunity in growing Atlanta MSA suburb.



PROPERTY SUMMARY

The subject property comprises two office suites, Suite 1000 and Suite 1001, located within the Hedgerose Office Park. The Hedgerose Office Park is known for its well-maintained premises and professional atmosphere. Each suite within the building is designed to accommodate various business needs, offering flexibility for tenants. The building has a four-sided brick exterior with large windows providing natural light, offices, private entrance, kitchenette, and storage rooms. This property presents an excellent opportunity for businesses seeking a professional office space in a prime location within Kennesaw, Georgia.



PARCEL NUMBER | ZONING

PARCEL# 20022402950 | Zoned C3 - Office Condominium

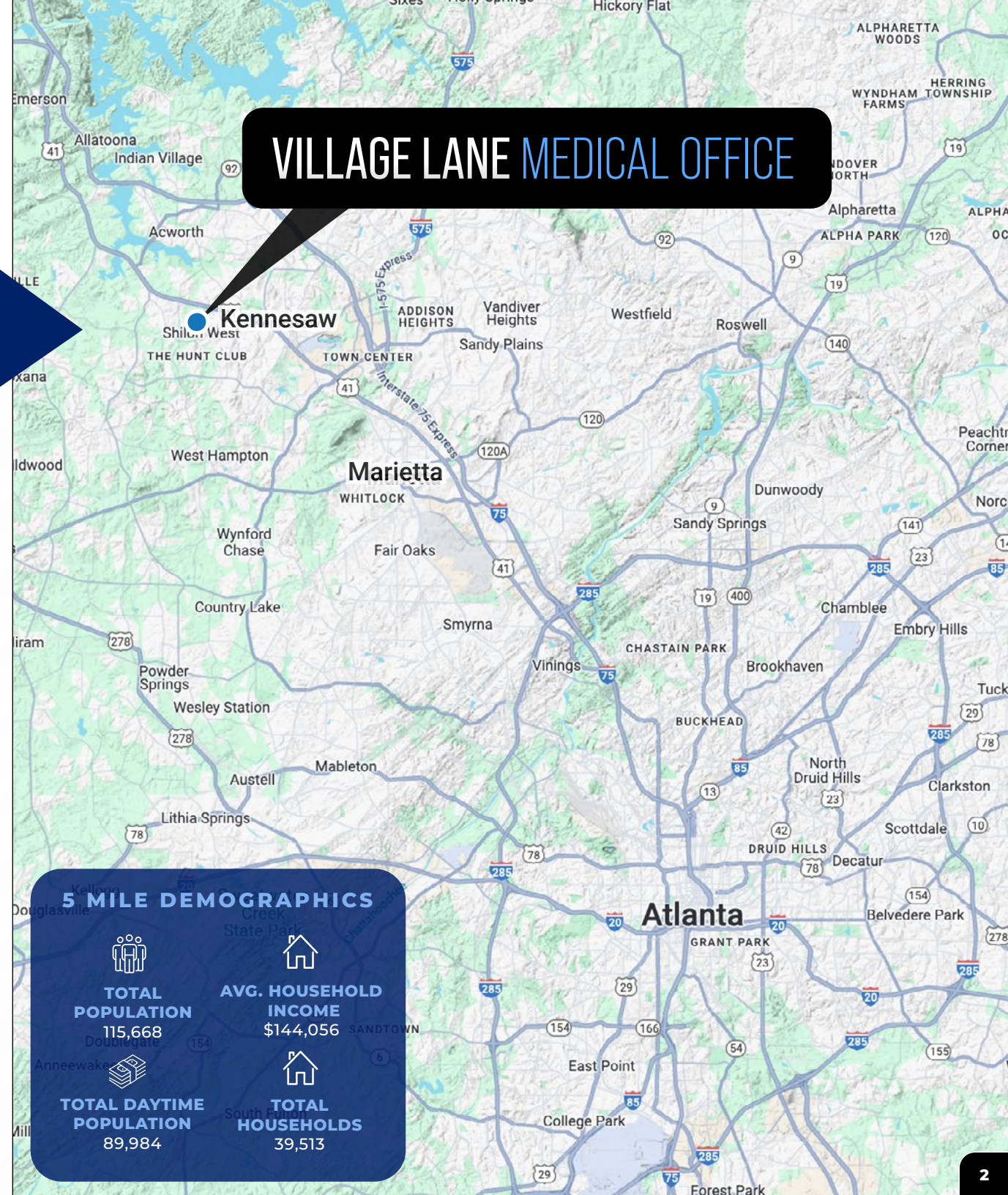


PARKING | ACCESS | FRONTAGE

The property enjoys ample parking and convenient access to Stileboro Rd (15,200 VPD) and is 7 minutes away from Hwy 41 (42,500 VPD) and is accessible to I-75 and I-575 providing easy access to the greater Atlanta area.



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VILLAGE LANE MEDICAL OFFICE

5 MILE DEMOGRAPHICS

TOTAL POPULATION 115,668	AVG. HOUSEHOLD INCOME \$144,056
TOTAL DAYTIME POPULATION 89,984	TOTAL HOUSEHOLDS 39,513

TARGET **LOWE'S** **THE HOME DEPOT** **Kroger**
KOHL'S **SEPHORA** **STAPLES**
PET SMART **petco** **Michaels** **CHASE** **TRUIST** **planet fitness**
five BELOW **DOLLAR TREE** **SALLY pop BEAUTY** **HIBBETT SPORTS** **ULTA BEAUTY**
Chick-fil& **CHIPOTLE MEXICAN GRILL** **Jersey Mike's SUBS** **Wendy's** **MOE's SOUTHWEST GRILL** **Arby's** **chili's**

Walmart

ALDI

TSC TRACTOR SUPPLY CO

KENNESAW STATE UNIVERSITY
39,005 STUDENTS

BARRETT PAVILION 7.4 M VISITS/YR
TARGET **Total Wine SPIRITS • BEER & MORE** **AMC THEATRES**
Michaels **PET SMART** **NORDSTROM** **REI** **ALDI**
ULTA BEAUTY **BEST BUY** **SHOE CARNIVAL** **DULUTH TRADING CO** **FIRST WATCH**

TOWN CENTER AT COBB 4.1 M VISITS/YR
macy's **belk** **JCPenney**
Apple **ZALES THE DIAMOND STORE** **MK MICHAEL KORS** **VICTORIA'S SECRET**

41 42,500 VPD

152,000 VPD **75**

ROSE ABBOTT Subvition

STONEHAVEN VILLAGE Subvition

Lewis ES
531 students

WESTPARK Subvition

COBB PLACE 4.1 M VISITS/YR
WORLD MARKET **HobbyTown**
DSW **Ashley HOMESTORE** **Petland**

KENNESAW MARKETPLACE 5.4 M VISITS/YR
WHOLE FOODS MARKET **HOBBY LOBBY** **Guitar Center** **Aspen Dental**
Academy SPORTS+OUTDOORS **PNC BANK** **xfinity**

WOODCLIFF Subvition

PARKWOOD Subvition

OLDE ENGLAND LAKE
\$600K - 700K HOMES

BROOKSTONE Subvition

MCDONALD'S
WELLS FARGO BANK
CHASE

WAFFLE HOUSE

Chick-fil& **ACE Hardware**
ZAXBY'S **Starbucks** **CAR WASH**

VILLAGE LANE MEDICAL OFFICE

HEDGEROSE
\$600K HOMES

BROOKSTONE VILLAGE
Publix **WORKOUT ANYTIME** **Chevron** **Arnett's Jewelry & Designers**
TRUIST **La Cocina** **Little Caesars PIZZA**

Stilesboro Rd
15,200 VPD

brookstone animal hospital

Mars Hill Rd
15,600 VPD

STONEBROOKE VILLAGE
\$600K HOMES

BDC DANCE CENTER

WEST COBB FAMILY DENTISTRY **family ORTHODONTICS**

Kroger **DUCK DONUTS** **ups**
Mr. Wonton **Great Clips** **REGIONS**
SUBWAY **Volcano**



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	6,069	40,774	115,668
AVG. HOUSEHOLD INCOME	\$182,161	\$170,539	\$144,056
POPULATION GROWTH	1.28%	2.44%	4.41%

FLOOR PLANS



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TOTAL: 2424 sq. ft
FLOOR 1: 2424 sq. ft

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PROPERTY PHOTOS • EXTERIOR



 HEDGEROSE
\$600K HOMES

DENTAL ASSISTANT
SCHOOL OF ATLANTA

ENDODONTICS
ASSOCIATES


VILLAGE LANE MEDICAL OFFICE

ORCUTT
LAW OFFICES

WEST COBB
ORTHODONTICS

MONARCH
COUNSELING

GEORGIA
GYNECOLOGY

 Stilesboro Rd
15,200 VPD

PROPERTY PHOTOS • EXTERIOR

Kroger DUCK DONUTS UPS
Mr. Wonton Great Clips REGIONS
SUBWAY YOLO ONO

BROOKSTONE VILLAGE
Publix TRUIST WORKOUT ANYTIME La Cocina Little Caesars Pizza Chevron Arnett's Jewelry & Designs

STONEBROOKE VILLAGE
\$600K HOMES

VILLAGE LANE MEDICAL OFFICE

WEST COBB
ORTHODONTICS

GEORGIA
GYNECHOLOGY

MONARCH
COUNSELING

ORCUTT
LAW OFFICES

Stilesboro Rd
15,200 VPD

PROPERTY PHOTOS • INTERIOR



PROPERTY PHOTOS • INTERIOR



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2028 Projected Population	6,146	41,767	120,764
2023 Estimated Populaton	6,069	40,774	115,668
2020 Census Population	6,012	40,981	114,550
2010 Census Population	5,625	37,402	102,259

DAYTIME POPULATION

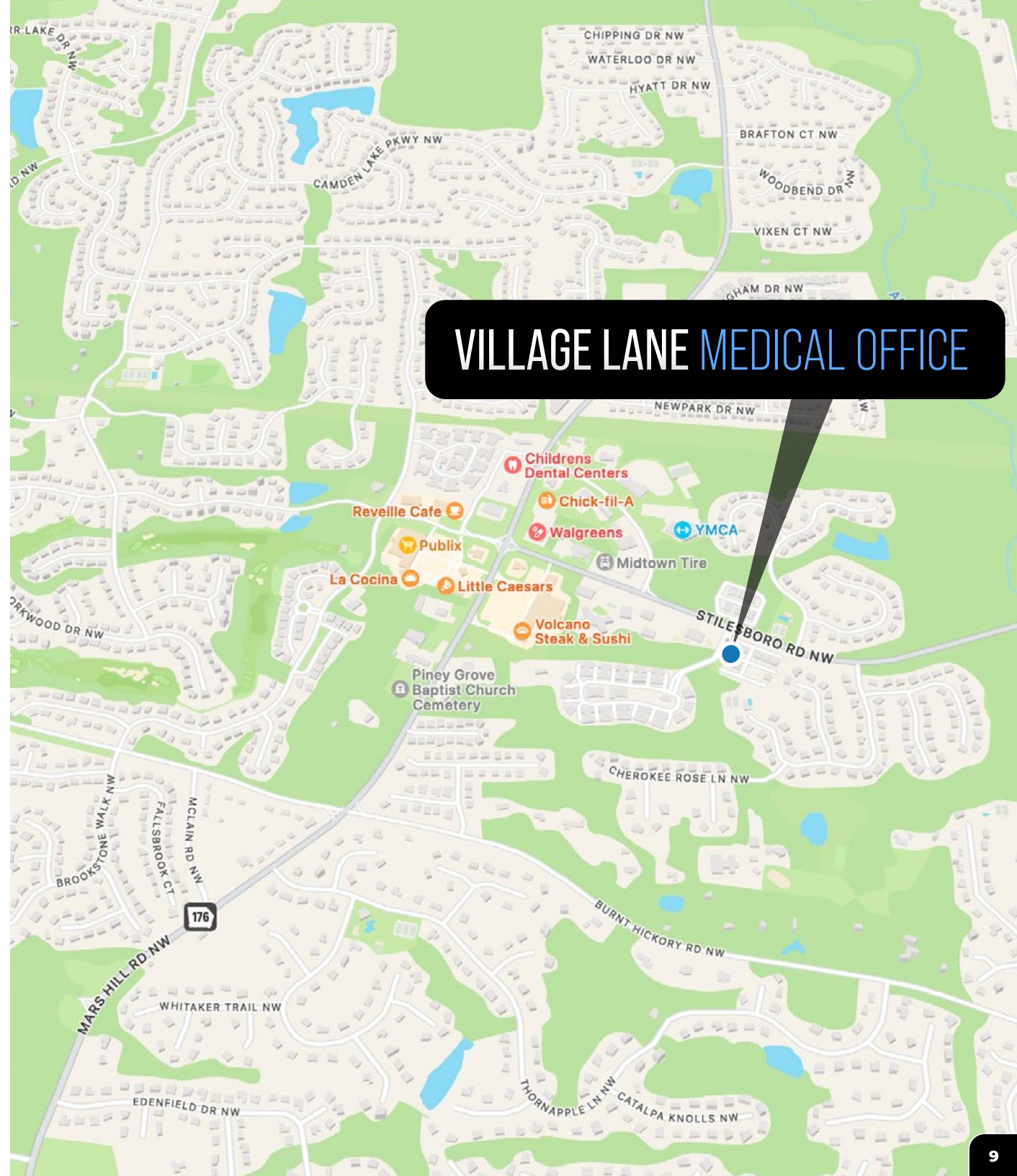
	1 Mile	3 Miles	5 Miles
2023 Estimate Population	3,881	32,266	89,984

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2028 Projected Households	2,076	13,817	41,345
2023 Estimated Households	2,044	13,441	39,513
2020 Census Households	2,024	13,214	38,395
2010 Census Households	1,856	11,892	34,003

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 Est. Average HH Income	\$182,161	\$170,539	\$144,056



KENNESAW, GA

Kennesaw, GA, a vibrant city in Northwest Cobb County along the I-75/Cobb Parkway corridor, is just 25 miles from downtown Atlanta. Home to approximately 32,000 residents, Kennesaw is renowned as an ideal place to live, learn, work, and play. Attractions include the Southern Museum of Civil War and Locomotive History, Smith-Gilbert Gardens, and revitalized public areas with a mix of eclectic shops and restaurants. The city focuses on economic development by enhancing downtown ties to local hubs and promoting responsible growth. Kennesaw State University, the third largest in Georgia, significantly impacts the region with over 45,000 students, numerous degree programs, and a robust athletic presence, contributing \$2.03 billion annually to the economy.



KENNESAW, GEORGIA

\$2.03B
IMPACT

**KENNESAW
STATE UNIVERSITY**

45,000
STUDENTS

**KENNESAW
STATE**

177,951
POP.

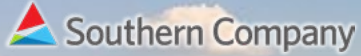
**5-MILE RADIUS
AROUND PROPERTY**

CORPORATE PRESENCE



KENNESAW STATE UNIVERSITY

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



Hartsfield-Jackson
Atlanta International Airport®

**BUSIEST AIRPORT
IN THE WORLD**



6.1 MILLION

MSA POPULATION
9th Most Populous MSA
in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT
The largest economy in
Georgia
10th in United States

\$9 BILLION

FILM INDUSTRY
Direct Spending for Atlanta's
Established Film Industry

126,400+

NEW JOBS
Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

1690 STONE VILLAGE LANE NW STE. 1000 & 1001
KENNESAW, GA (ATLANTA MSA)

CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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