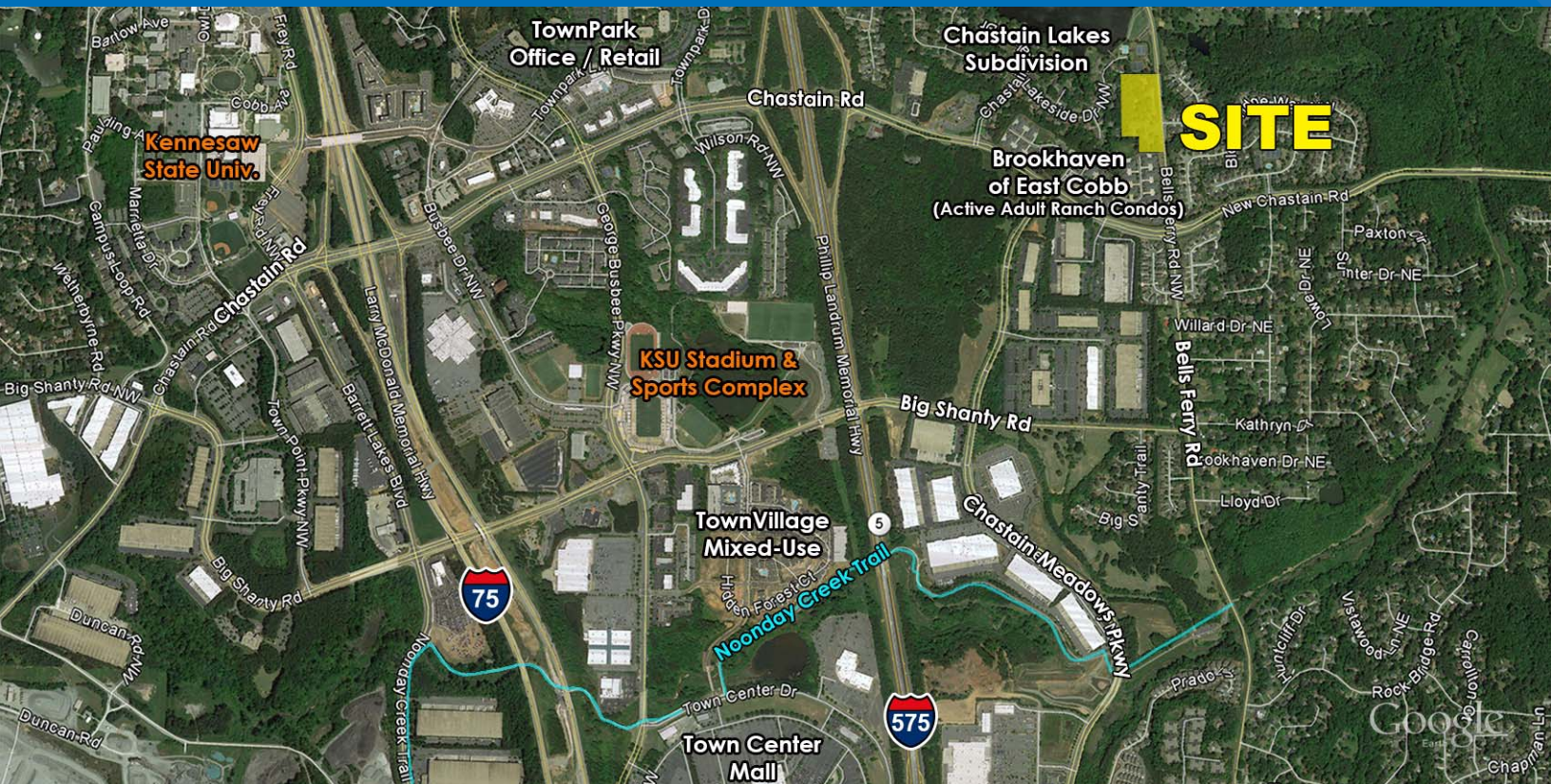


# FOR SALE

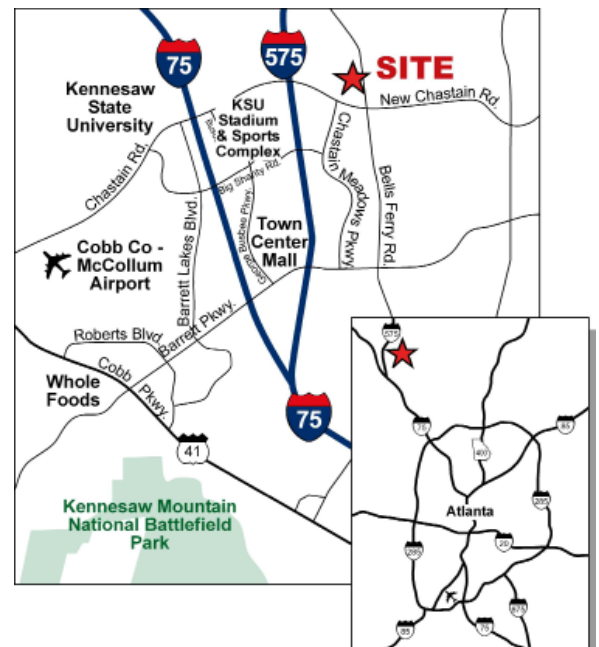
## 5.25± ACRES

3485 BELLS FERRY ROAD, KENNESAW, GA 30144



### Property Details

- 5.25± Acres
- Zoned R-20, Cobb County. Adjacent to RSL, Residential Senior Living (4.5 units/ac.) to south, RA-5 & PRD to east, and R-15 to west
- 772'± road frontage and access on Bells Ferry Road
- Convenient access to Town Center Mall, Kennesaw State University, and within walking distance to Noonday Creek Trail, a 7-mile trail to Kennesaw Mountain National Battlefield Park
  - 1.4± miles northeast of Town Center Mall
  - 3.5± miles northeast of new Whole Foods anchored mixed-use development at Hwy 41 and Barrett Pkwy
  - 3.9± miles east of Downtown Kennesaw
  - 4.0± miles northeast of Kennesaw Mountain National Battlefield Park
- Convenient access to I-75 and I-575
- Priced at \$1,181,250 (\$225,000/acre)



Dan Buyers  
770.596.2629  
tdb@mcwrealty.com

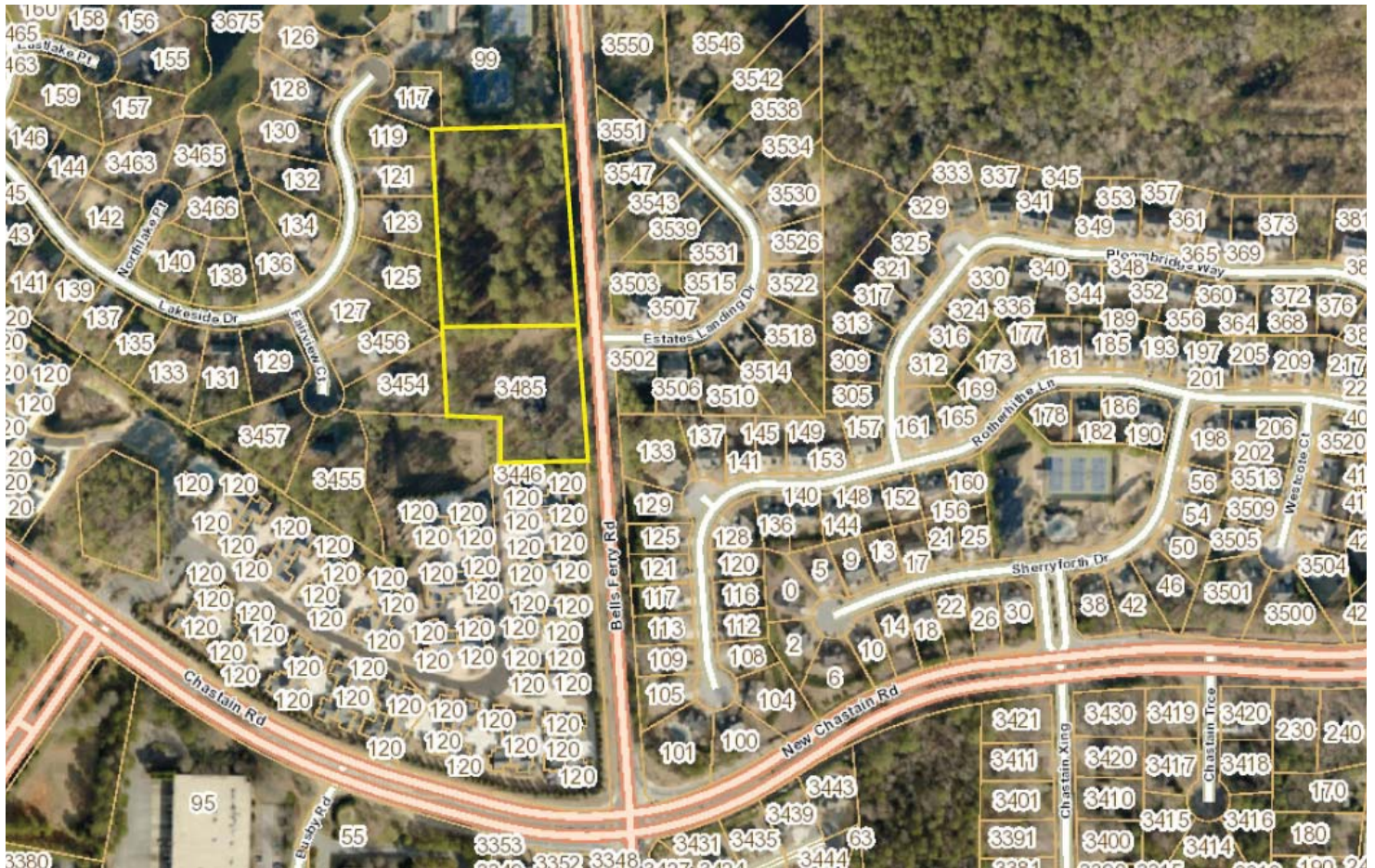
McWhirter Realty Partners, LLC  
300 Galleria Parkway, Suite 300  
Atlanta, GA 30339  
770.955.2000 O | 770.933.2797 F  
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### Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population</u>			
2021 Projection	5,674	65,088	198,798
2016 Estimate	5,435	61,168	185,924
2010 Census	5,208	56,392	170,284
2000 Census	6,047	48,104	142,738
Growth 2016 - 2021	4.39%	6.41%	6.92%
Growth 2010 - 2016	4.36%	8.47%	9.18%
Growth 2000 - 2010	(13.88%)	17.23%	19.30%
<u>Income</u>			
2016 Est. Avg. Household Income	\$88,289	\$77,510	\$82,598

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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