

Tuscan Heights

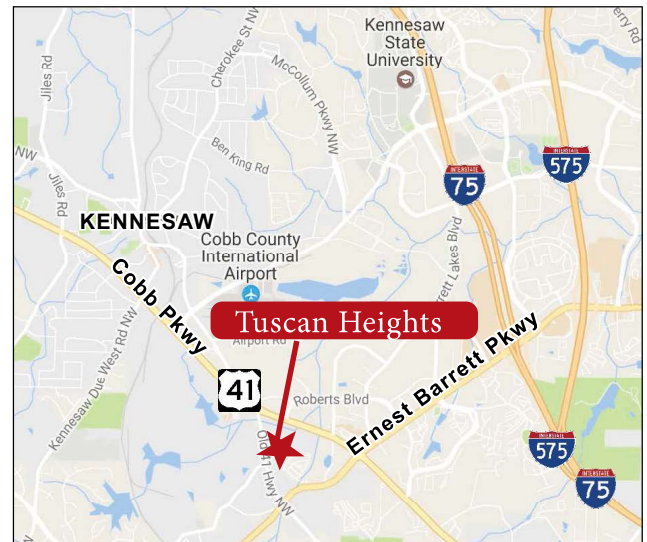
3,600 SF of Space Available

Sits on Heavily Trafficked Old Highway 41



1735 Tuscan Heights Boulevard, Kennesaw, GA 30152

- One (1) 3,600 SF vacancy
- Built in 2008, this 14,860 SF shopping center is located in a busy retail corridor of thriving Cobb County
- Located on Old Highway 41, which connects two frequently traveled roads (Barrett Parkway and Cobb Parkway) with combined traffic count of 83,100 vehicles per day
- A dense, residential market supplemented with heavy daytime populations creates a large consumer base
- Surrounding area retailers include recently developed Kennesaw Marketplace and Publix anchored Barrett Parkway Shopping Center



FOR LEASE

Demographics

Total Population 2020
Annual Pop Growth 2010-2020
Projected Growth 2020-2025
Total Households
Average Household Income
Bachelor's Degree or Above

2-Mile Radius

24,827
1.2%
0.7%
10,105
\$93,421
40%

5-Mile Radius

166,454
1.0%
0.6%
62,195
\$105,822
40%

10-Mile Radius

657,348
1.3%
0.9%
240,110
\$102,691
37%

Traffic Count

15,567

Old 41 Highway NW

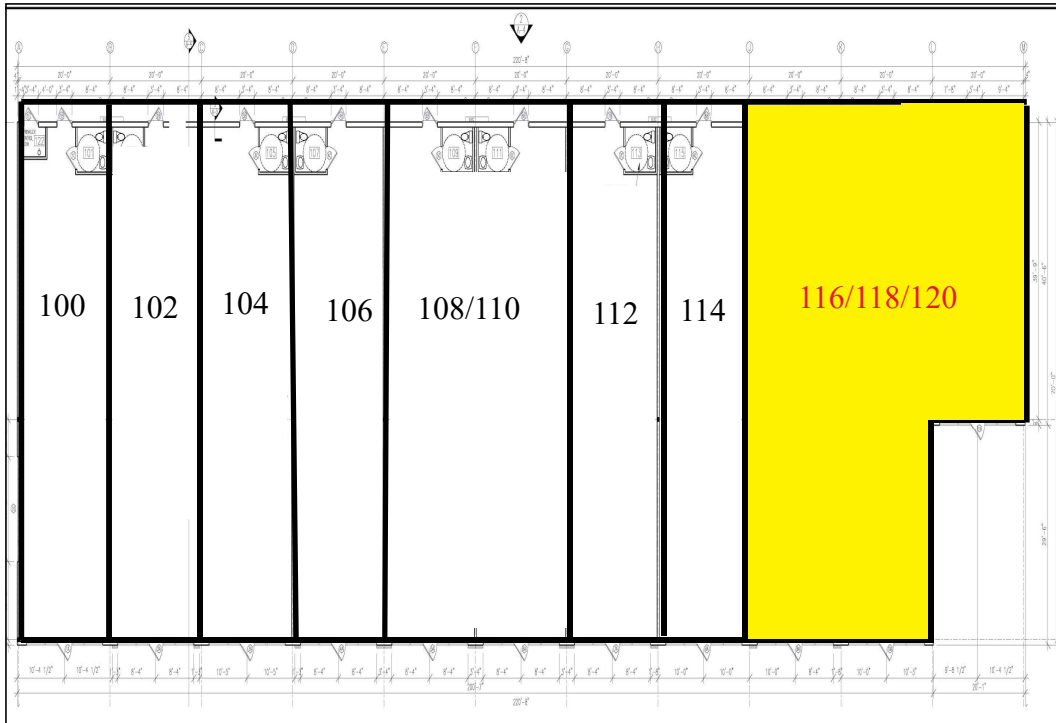
FOR MORE INFORMATION, CONTACT:

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LEASE AT Tuscan Heights

1735 Tuscan Heights Boulevard
Kennesaw, GA 30152



- Suite 100 Cleaners
- Suite 102 Liquor Store
- Suite 104
- Suite 106 Nail Salon
- Suite 108
- Suite 112
- Suite 114 Barber Shop
- Suite 116, 118, & 120 VACANT - 3,600 SF**

Total GLA 14,860 SF



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