

# RETAIL SPACE FOR LEASE IN ACWORTH'S COWAN PLAZA

Convenient Store Inventory & Fixtures for Sale.  
Long Term Tenants. Ample Parking. Adjacent  
to Publix and I-75. Near Downtown Acworth.

4794 COWAN RD, ACWORTH, GA 30101  
SUITES 120 + 140

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**DON EDWARDS**

Associate Broker/Commercial Director  
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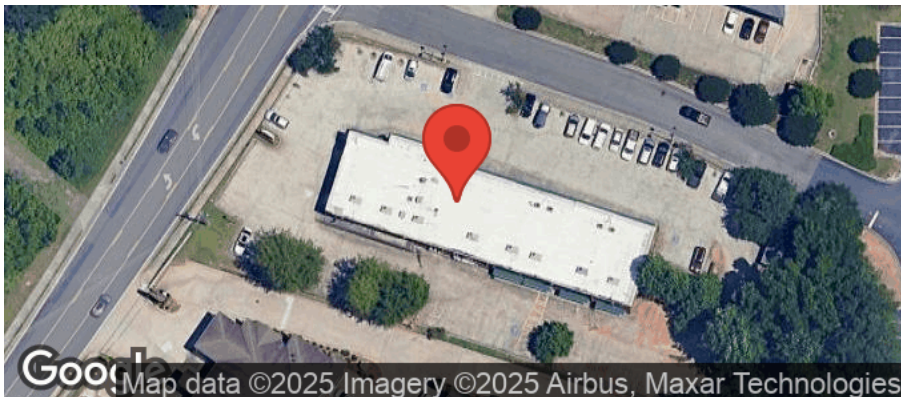


## Overview

Cowan Plaza is a well maintained 6 bay plaza in Acworth, GA, located just off I-75 and Hwy 92 and is home to many long term tenants.

Cowan Rd serves also as a side entrance into Publix Anchored Shopping Center with major retailers like Zaxby's, Sonic, Dominos Pizza, and local hot spots: bar and grill, Chinese and a cafe. The large lot provides ample parking and great turnaround access.

Type:	Retail
Street Address:	4974 Cowan Road
Address:	Acworth, GA 30101
Cross Streets:	Cowan Rd and Baker Rd
Market:	NW Atlanta
Sub-market:	Acworth
Year Built:	2006
Parking:	Surface
Zoning:	C2



# SITE PLAN



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Suite	Size	Rate	Type	CAM	Monthly Rent
120	1,000 SF	\$25 psf/yr	NNN	\$4.50 psf/yr	\$2,458.33



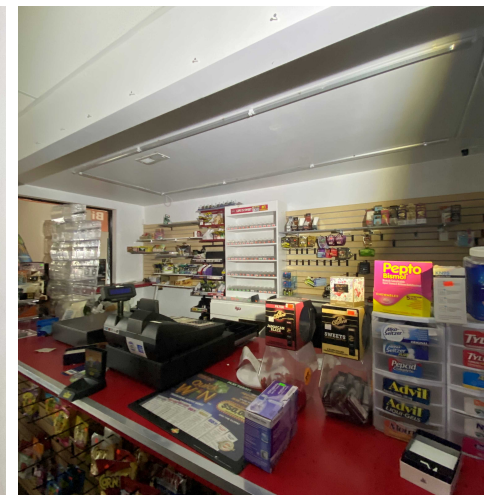
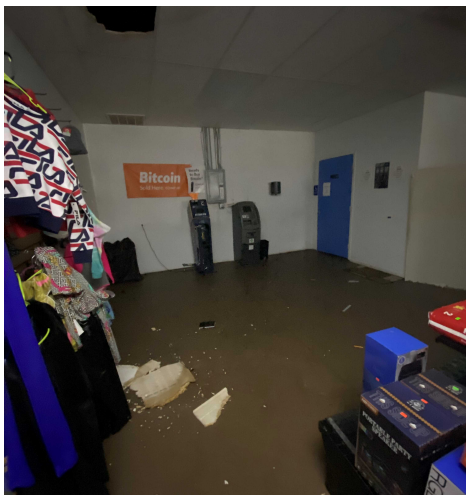
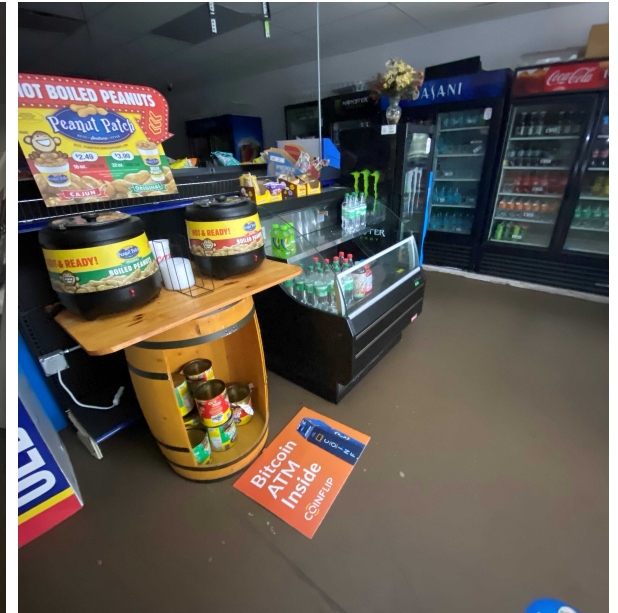
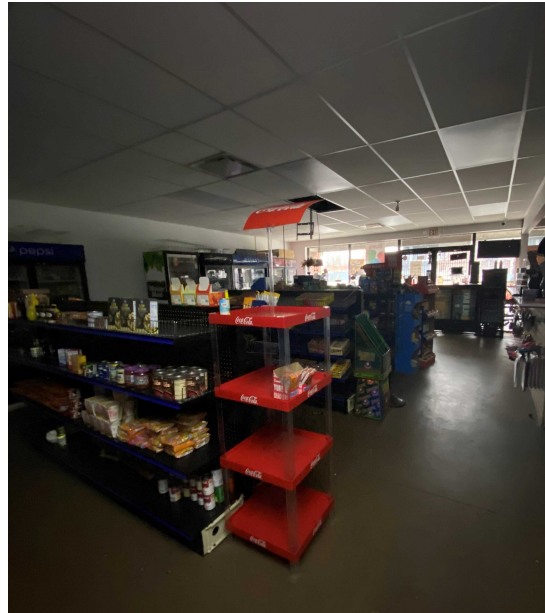
## Fixtures and Inventory For Sale

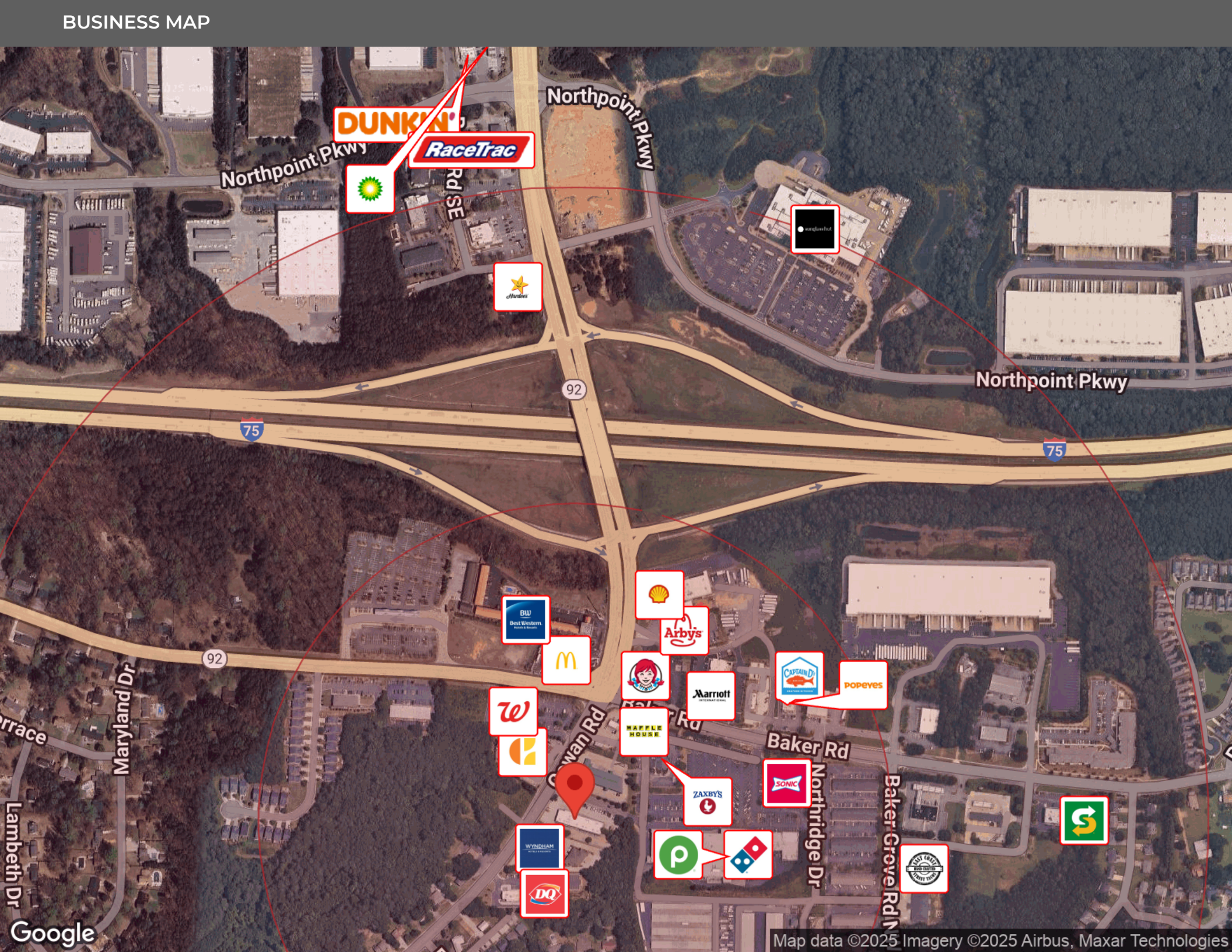
- \$38,000 for fixtures and inventory
- Open COAM contract
- 10% Vape Allowed

## Space for Lease

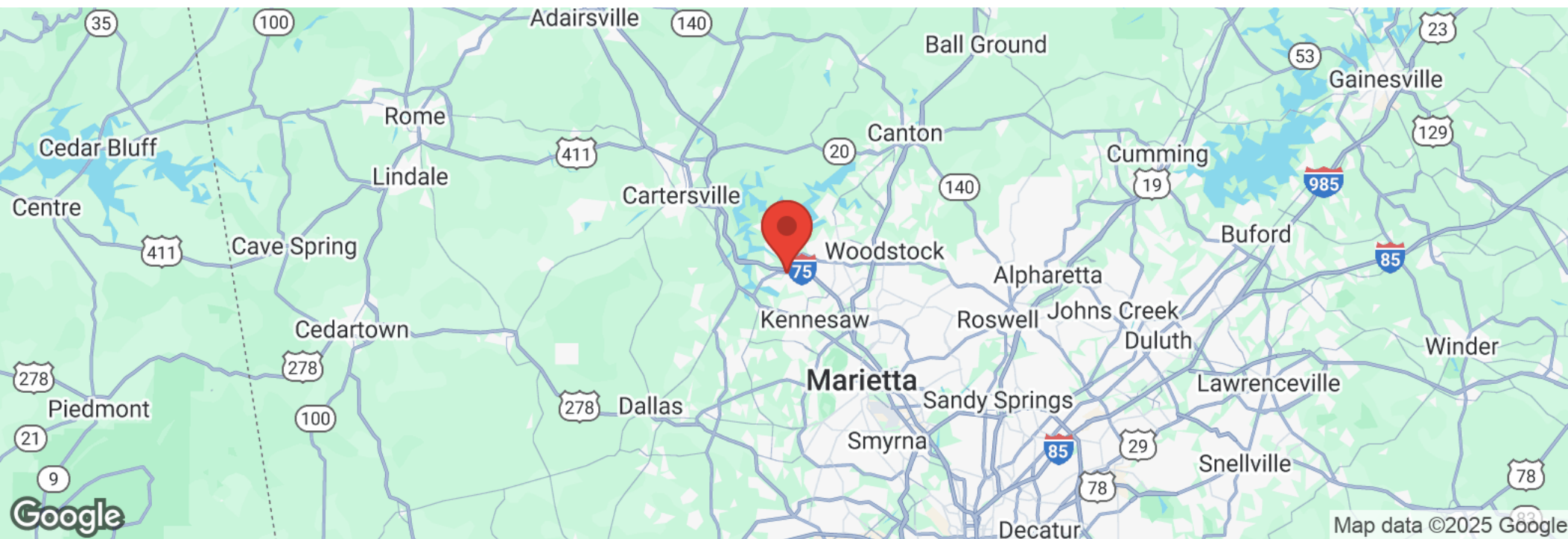
1,500 sq ft for lease - NNN

\$25 psf/yr +4.50 psf CAM = \$3,687.50 per month





## AREA OVERVIEW

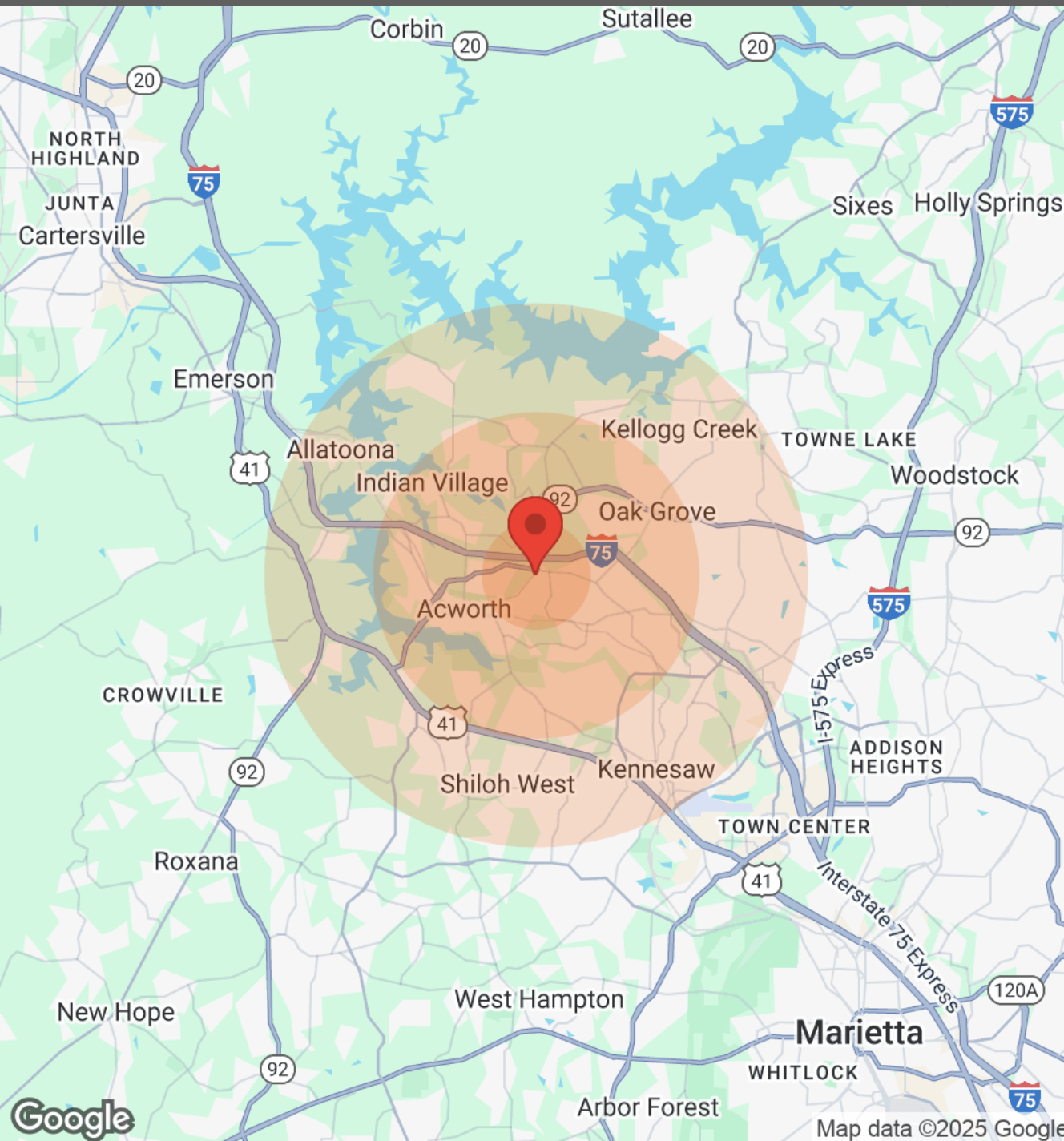


### ACWORTH, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,377	26,286	62,140
Female	6,682	27,426	63,749
Total Population	13,059	53,712	125,889

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,185	12,654	27,520
Ages 15-24	1,839	7,629	17,195
Ages 25-54	5,741	22,037	51,304
Ages 55-64	1,212	5,698	15,133
Ages 65+	1,082	5,694	14,737

Race	1 Mile	3 Miles	5 Miles
White	7,979	36,099	91,023
Black	3,382	11,679	21,280
Am In/AK Nat	11	72	160
Hawaiian	5	5	14
Hispanic	2,216	5,994	15,680
Multi-Racial	2,806	7,760	19,506

Income	1 Mile	3 Miles	5 Miles
Median	\$52,744	\$69,646	\$64,911
< \$15,000	668	1,617	3,579
\$15,000-\$24,999	382	1,021	3,085
\$25,000-\$34,999	662	1,596	3,725
\$35,000-\$49,999	948	2,531	6,140
\$50,000-\$74,999	1,264	4,638	10,086
\$75,000-\$99,999	519	3,426	7,082
\$100,000-\$149,999	302	3,001	6,605
\$150,000-\$199,999	112	769	2,214
> \$200,000	N/A	487	1,454

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,084	20,176	46,948
Occupied	4,605	18,764	43,510
Owner Occupied	3,025	14,380	32,490
Renter Occupied	1,580	4,384	11,020
Vacant	479	1,412	3,438

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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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