



DRINKS - SPORTS

THREE DOLLAR Cafe

NO SMOKING
PLEASE USE
TRASH CAN



NO PARKING

2700
ESPLANADE

Christie's



TOWN CENTER
ESPLANADE
2700 Town Center Drive
KENNESAW, GA

HARRISON PROPERTIES
PROPERTY SUMMARY



PROPERTY DESCRIPTION:

Esplanade at Town Center is a beautiful, recently renovated 39,000 SF neighborhood retail center located in Kennesaw, GA. The property is currently home to a mix of well-known national and local restaurants and retailers.

PROPERTY HIGHLIGHTS:

- Available space was previously a J. Christopher's Breakfast & Brunch
- Current tenants include J. Christopher's, Three Dollar Cafe, Juicy Crab, Plato's Closet, Revolving Sushi Factory and others
- The trade area for Barrett Parkway is one of the most heavily trafficked suburban markets in Metro Atlanta
- Located 1/4 mile south of Kennesaw State University
- Directly across from Town Center at Cobb Mall, one of 10 regional malls in the Atlanta MSA, and a main shopping destination for Kennesaw residents

PROPERTY SUMMARY & LEASING DETAILS:

Address:	2700 Town Center Dr, Kennesaw, GA 30144
County:	Cobb
Building Size:	39,000 SF
Lot Size:	6.74 AC
Year Renovated:	2018
Available Unit:	Suite 120
Available SF:	3,429 SF
Rental Rate:	\$22.00/SF/YR
NNN (CAM) Rate:	\$7.60/SF/YR
Lease Term:	Negotiable

TOWN CENTER ESPLANADE

Kennesaw, Georgia

RETAIL PROPERTY FOR LEASE

JOHN HARRISON
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HARRISON PROPERTIES
PROPERTY PHOTOS



TOWN CENTER ESPLANADE

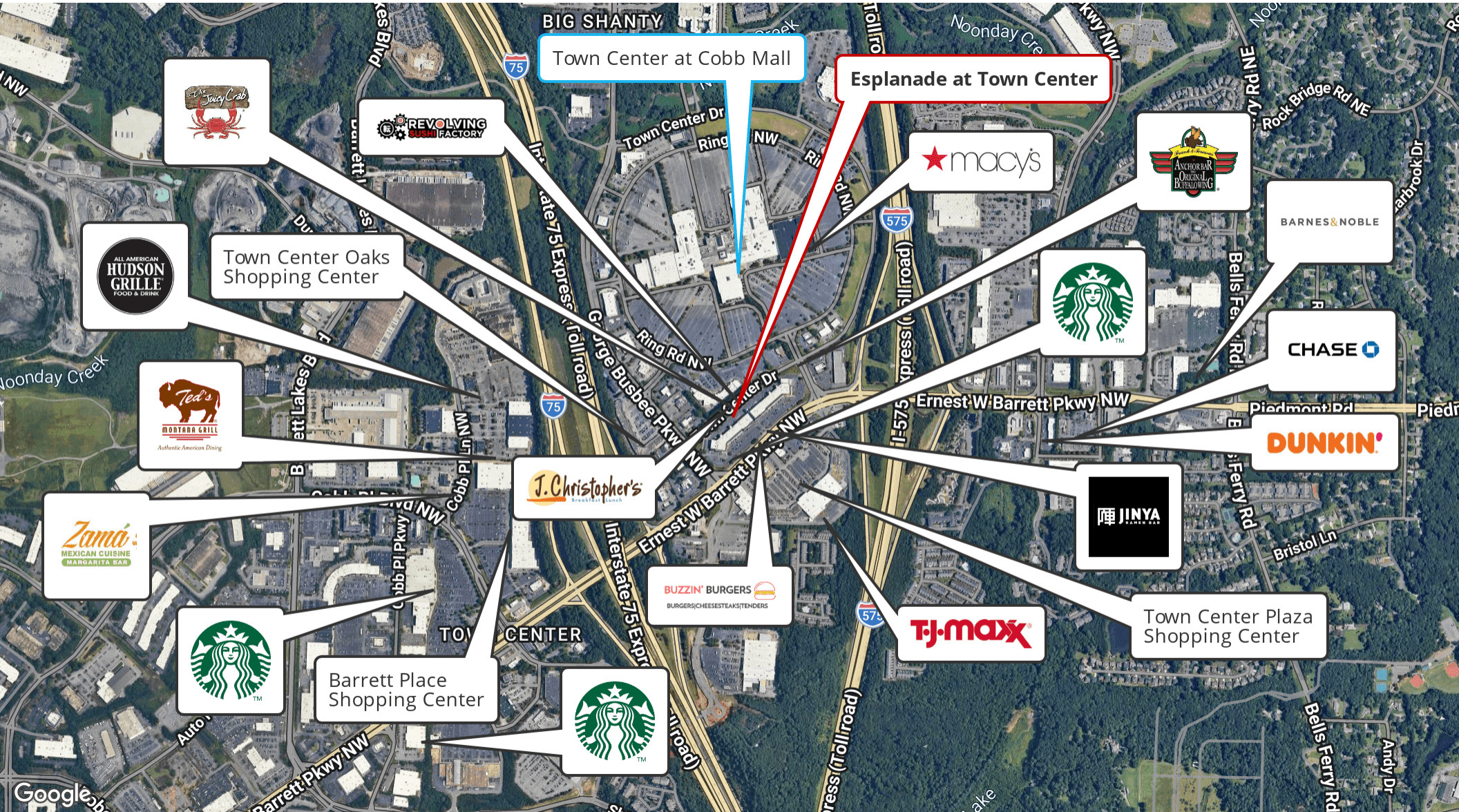
Kennesaw, Georgia

RETAIL PROPERTY FOR SALE & LEASE

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HARRISON PROPERTIES RETAILER MAP



TOWN CENTER ESPLANADE

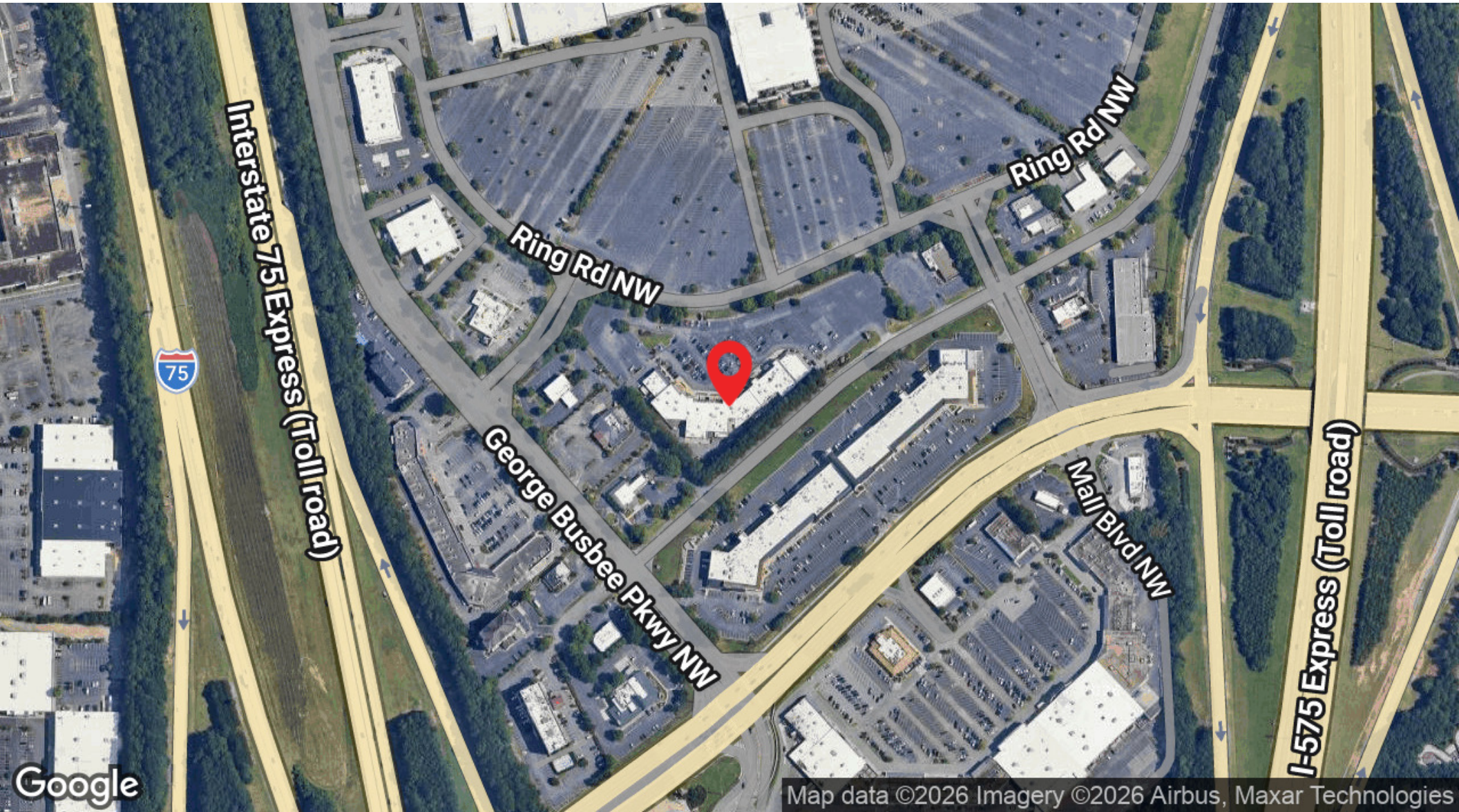
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HARRISON PROPERTIES
LOCATION MAP



TOWN CENTER ESPLANADE

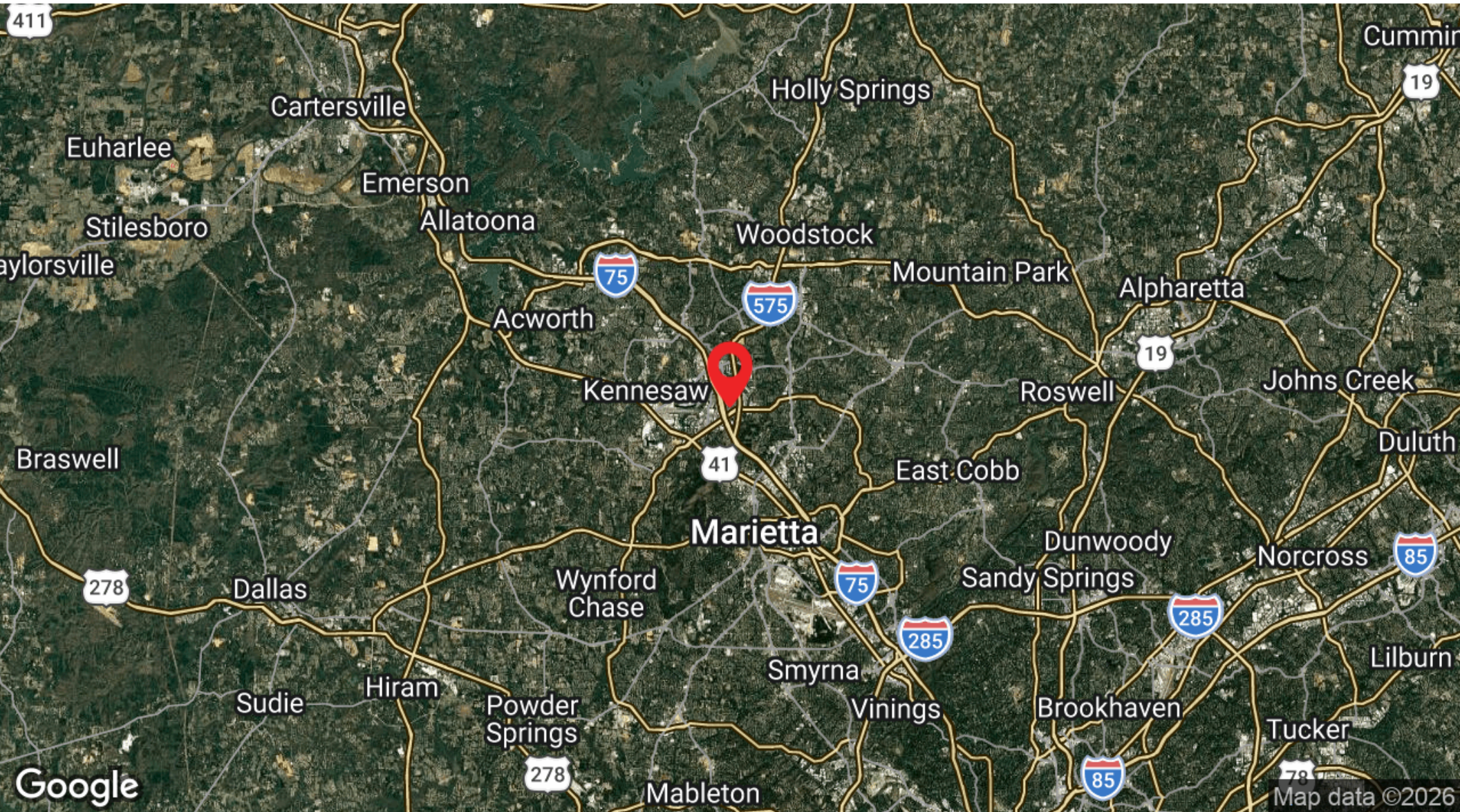
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HARRISON PROPERTIES
REGIONAL MAP



TOWN CENTER ESPLANADE

Kennesaw, Georgia

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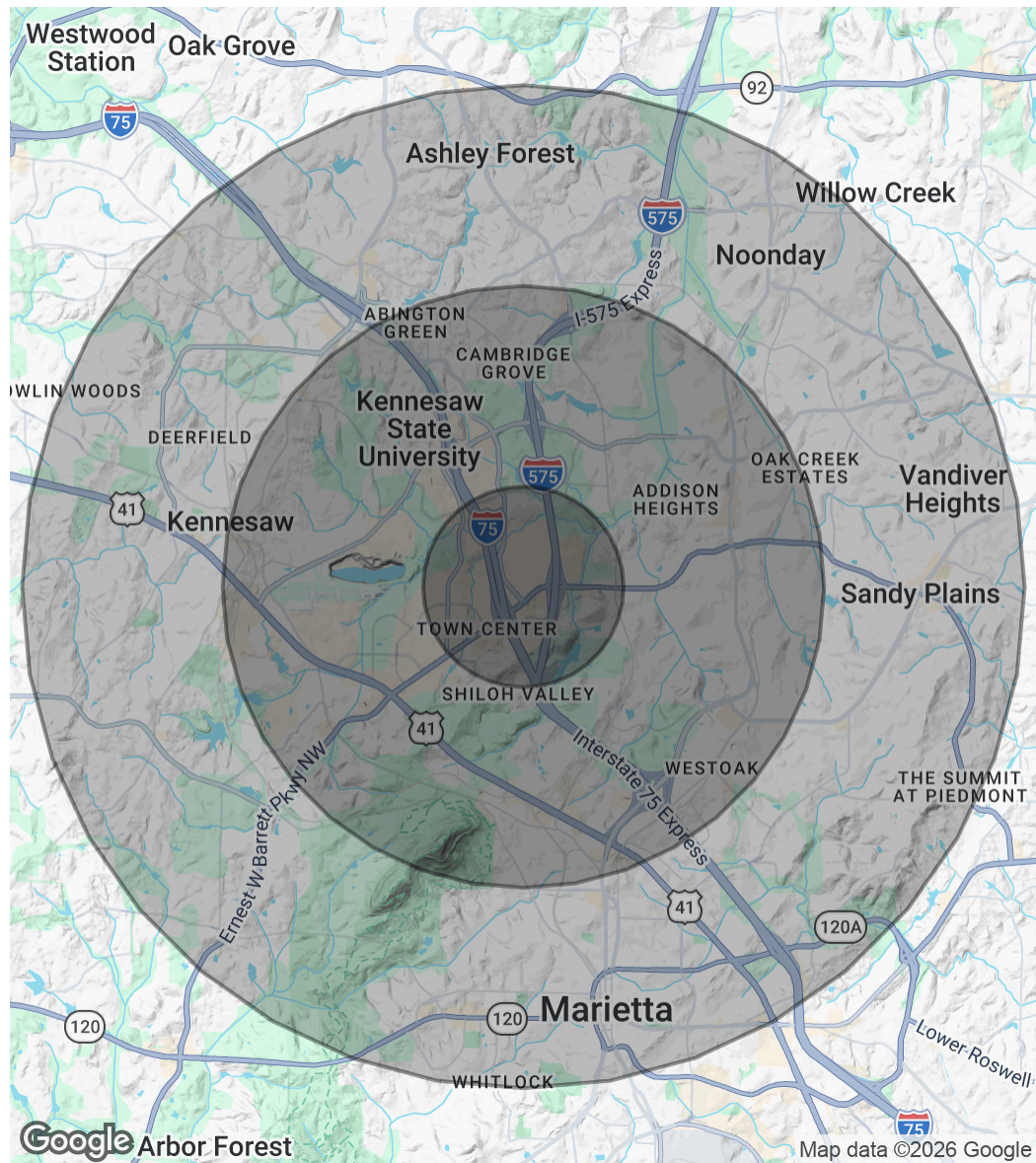


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,563	45,904	156,003
Average Age	27.1	32.5	34.6
Average Age (Male)	27.2	32.0	33.8
Average Age (Female)	28.7	34.1	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,512	18,992	59,867
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$60,424	\$69,464	\$78,186
Average House Value	\$231,175	\$288,472	\$264,694

2020 American Community Survey (ACS)



TOWN CENTER ESPLANADE

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