

3057 COBB PARKWAY NW, KENNESAW, GA 30152

±0.54 AC RETAIL GROUND LEASE OPPORTUNITY

PROPERTY HIGHLIGHTS

- ±0.54 AC
- Located directly on Cobb Parkway (36,500 VPD)
- 600 SF Building Included
- Multiple Ingress/Egresses
- C-2 Zoning (Commercial-Acworth)
- All Utilities to site
- Cross-access easement in place with adjacent C-Store
- \$60,000/Yr NNN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	9,997	71,471	161,299
2023 AVG Household Income	\$97,796	\$104,924	\$106,546
Daytime Employment	1,534	25,221	63,475

RISE || PROPERTY GROUP

www.riseprop.com

1640 Powers Ferry Rd |
Building 4, Suite 200 | Marietta, GA 30067

**FOR LEASING INFORMATION
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