

Commercial Development Site

2 Lots - 2.27± Acres Total

FOR SALE



SALES PRICE: \$849,000

3945 & 3965 Jiles Way
Kennesaw, GA 30144
Cobb County

PATRICK BARRY - EXCLUSIVE AGENT
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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201



PROPERTY OVERVIEW

3945 & 3965 Jiles Way
Kennesaw, GA 30144

LOCATION:	Located 1.4 miles off I-75 .9 miles from Cherokee St NW Lots are in-between Baker Rd & Jiles Rd 37 Miles from ATL Airport
SITE:	2.27± Acres total; both parcels included in sales price (.86± Acres and 1.41± Acres) ~ 655 ft. of frontage on Baker Rd. (both lots) ~ 285 ft. of frontage on Jiles Way (both lots)
AVERAGE DAILY TRAFFIC COUNT:	10,900 VPD - Baker Road 3,020 VPD - Jiles Way 32,500 VPD - Cherokee Street NE 102,000 VPD - I-75
ZONED:	<ul style="list-style-type: none">• C-3• C-4
ESTIMATED 2021 PROPERTY TAXES:	\$6,247.36 for both lots Lot 3945 - \$2,515.16 ; Lot 3965 - \$3,732.20
UTILITIES:	All utilities available to the site.
NEIGHBORS:	Publix Super Market, Tidal Wave Auto Spa, Chevron, McDonald's, Texaco, Big Pie Pizzeria, Western Union, Kroger, Peach State Lumber Products, & more
SALES PRICE: \$849,000	



PHOTOS

3945 & 3965 Jiles Way
Kennesaw, GA 30144

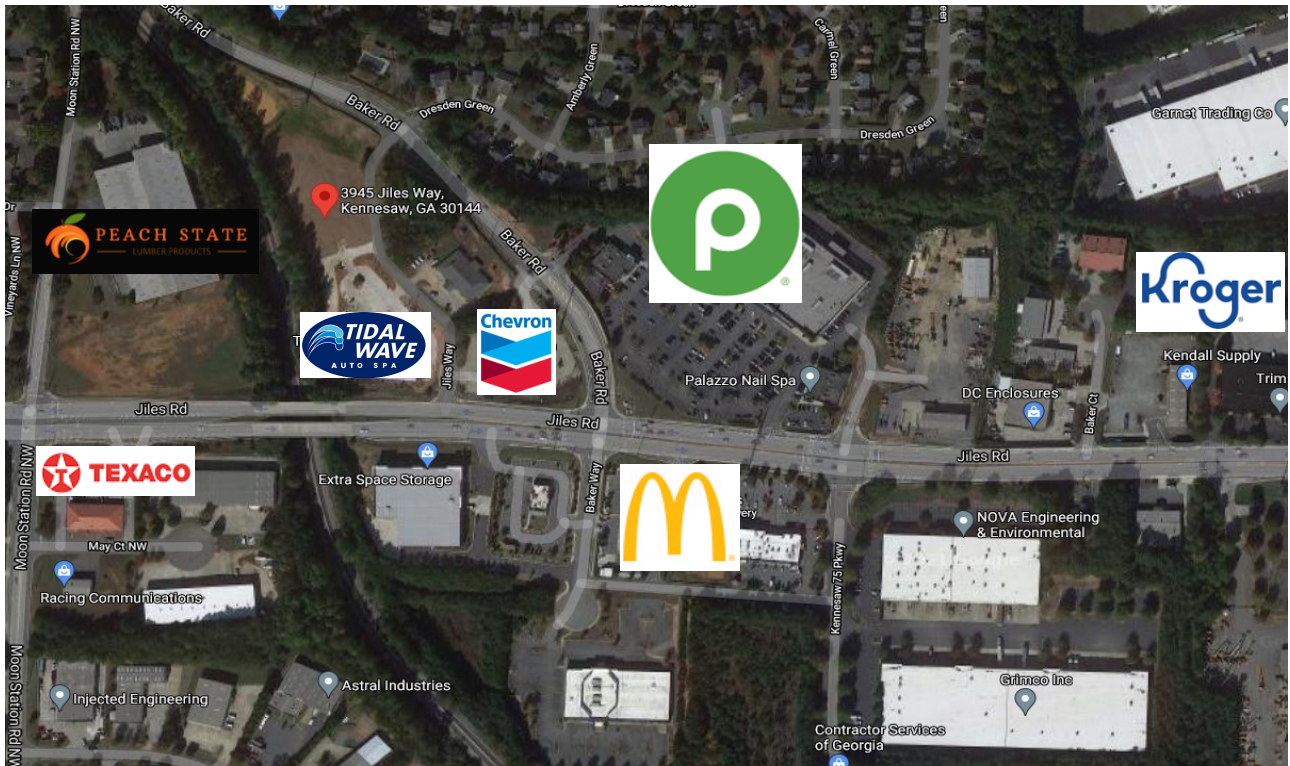
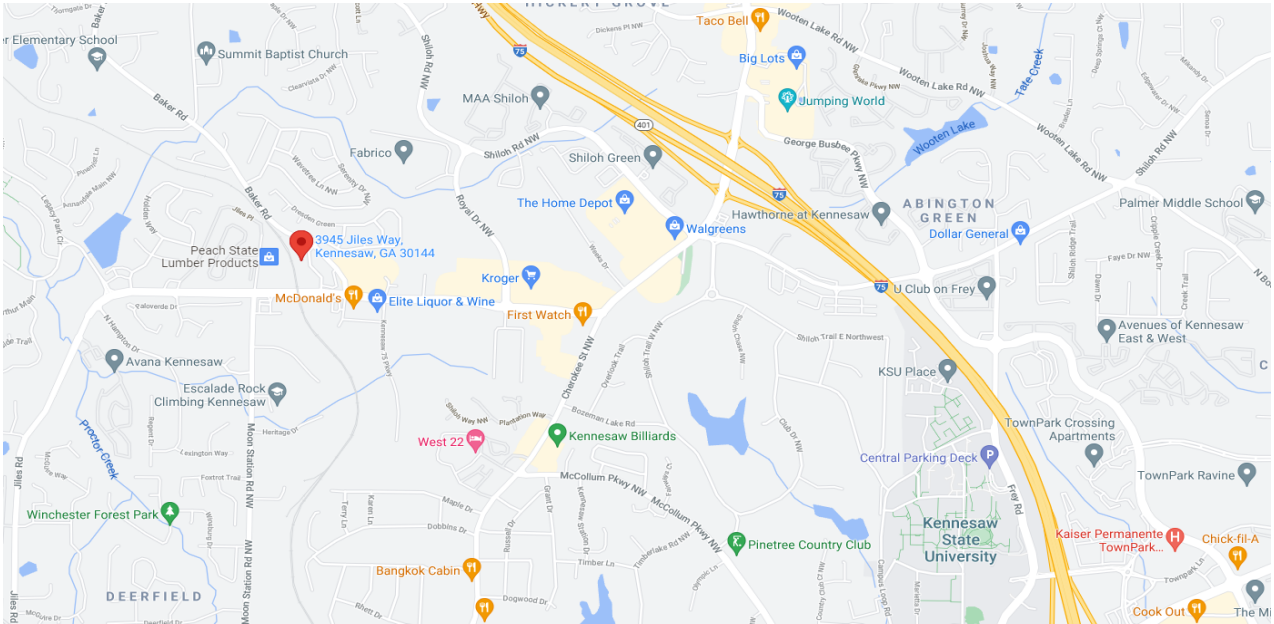


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MAPS

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COMMERCIAL**
EBERHARDT & BARRY
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DEMOGRAPHICS - 1 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

10,013

Population



2.6

Average Household Size

32.7

Median Age

\$70,322

Median Household Income

EDUCATION

6%

No High School Diploma



18%

High School Graduate



34%

Some College



41%

Bachelor's/Grad/Prof Degree

BUSINESS



489

Total Businesses



5,938

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



13%

Services

3.1%

Unemployment Rate

INCOME



\$70,322

Median Household Income



\$30,862

Per Capita Income



\$107,022

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (21.2%)

The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	+0.6%	
\$15,000 - \$24,999	6.2%	+1.7%	
\$25,000 - \$34,999	5.8%	-1.5%	
\$35,000 - \$49,999	14.9%	+3.6%	
\$50,000 - \$74,999	19.2%	+1.7%	
\$75,000 - \$99,999	21.2%	+6.9%	
\$100,000 - \$149,999	15.4%	-1.7%	

Bars show deviation from Cobb County



DEMOGRAPHICS - 3 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

83,624

Population



2.7

Average Household Size

33.7

Median Age

\$75,087

Median Household Income

EDUCATION

7%

No High School Diploma



20%
High School Graduate



31%
Some College



42%
Bachelor's/Grad/Prof Degree

BUSINESS



2,817

Total Businesses



32,847

Total Employees

EMPLOYMENT



White Collar

71%



Blue Collar

16%



Services

12%

3.8%

Unemployment Rate

INCOME



\$75,087

Median Household Income



\$32,385

Per Capita Income



\$158,646

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$15,000 - \$24,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	6%	+0.1%	
\$15,000 - \$24,999	5.3%	+0.8%	
\$25,000 - \$34,999	7%	-0.3%	
\$35,000 - \$49,999	12%	+0.7%	
\$50,000 - \$74,999	19.7%	+2.2%	
\$75,000 - \$99,999	16.2%	+1.9%	
\$100,000 - \$149,999	18.3%	+1.2%	

Bars show deviation from



DEMOGRAPHICS - 5 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

176,761

Population



2.7

Average Household Size

35.3

Median Age

\$76,423

Median Household Income

EDUCATION

6%

No High School Diploma



20%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



6,575

Total Businesses



76,355

Total Employees

EMPLOYMENT



73%

White Collar



15%

Blue Collar



12%

Services

3.6%

Unemployment Rate

INCOME



\$76,423

Median Household Income



\$33,993

Per Capita Income



\$167,159

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: <\$15,000 (5.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.6%	-0.3%	
\$15,000 - \$24,999	5.8%	+1.3%	
\$25,000 - \$34,999	7.4%	+0.1%	
\$35,000 - \$49,999	10.6%	-0.7%	
\$50,000 - \$74,999	19.3%	+1.8%	
\$75,000 - \$99,999	16.2%	+1.9%	
\$100,000 - \$149,999	18.4%	+1.3%	

Bars show deviation from Cobb County