



PANERA
BREAD

732 Cherokee Street NE — Marietta.

*A 4,693 SF second-generation restaurant space at
Wellstar Kennestone Regional Medical Center.*

732 Cherokee Street NE • Marietta, GA 30060

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A Restaurant Space at Wellstar Kennestone.

4,693 SF second-generation restaurant — divisible to 3,200 SF or 1,500 SF end cap.

Premier Commercial Group is pleased to present a rare second-generation restaurant leasing opportunity at 732 Cherokee Street NE — a three-tenant retail center directly adjacent to Wellstar Kennestone Regional Medical Center in Marietta, Georgia. The available 4,693 SF suite is fully built out as a second-generation restaurant — including kitchen, seating, patio, and drive-thru infrastructure — a turnkey delivery for the next operator with meaningful capital savings on build-out. The center is anchored adjacent to one of the region's largest hospital systems, with the surrounding medical-office campus generating steady daily traffic from patients, staff, and visitors, and sits at a hard corner served by ~60,600 VPD at the intersection of Cherokee St NE, Church St, and Tower Rd. The 4,693 SF space is fully built out as a second-generation restaurant — kitchen, seating, patio, and drive-thru infrastructure in place — and is offered at \$215,000/yr NNN whole, or divisible into a 3,200 SF suite at \$160,000/yr NNN plus a 1,500 SF end cap at \$90,000/yr NNN.

AT A GLANCE

Entire Space	4,693 SF - \$215,000/yr
Divisible	3,200 SF - \$160,000/yr
End Cap	1,500 SF - \$90,000/yr
Lease Type	NNN
Condition	2 nd Gen Restaurant
Delivery	Turnkey - kitchen in place
Prior Use	National Fast-Casual
Co-Tenants	Tropical Smoothie - Phyllis
Anchor	Wellstar Kennestone
Traffic	~ 60,600 VPD

4,693 SF

2ND-GEN RESTAURANT

\$215K /YR

NNN LEASE RATE

60.6K VPD

CHEROKEE ST NE INTERSECTION

THE OPPORTUNITY

A turnkey 4,693 SF second-generation restaurant at Wellstar Kennestone — immediate delivery with meaningful build-out savings for the next operator.



Why 732 Cherokee.

Six reasons this 2nd-gen restaurant opportunity stands apart.

01 Turnkey 2nd-Gen Restaurant

4,693 SF built out as a fast-casual restaurant — kitchen, seating, patio, and support infrastructure in place. Meaningful build-out savings for the next operator.

02 Whole or Divisible

Take the whole 4,693 SF at \$215,000/yr NNN, a 3,200 SF suite at \$160,000/yr NNN, or the 1,500 SF end cap at \$90,000/yr NNN.

03 Adjacent to Wellstar Kennestone

Directly adjacent to Wellstar Kennestone Regional Medical Center — one of the region's largest hospitals — with a captive daily flow of patients, staff, and visitors.

04 Proven Co-Tenancy

Sits alongside Tropical Smoothie Cafe and Phyllis Brunch Restaurant — an established co-tenant mix already driving daily traffic to the center.

05 60,600 VPD Corridor

At the intersection of Cherokee St NE, Church St, and Tower Rd — 60,600+ vehicles per day past the front door.

06 Affluent Cobb County Trade Area

Marietta is one of Atlanta's most prominent suburbs — 5-mile average HHI of \$126,672 and 181,761 residents.

THE OPPORTUNITY

A rare 2nd-generation restaurant delivery at Wellstar Kennestone — turnkey kitchen, patio, and proven daily traffic already in place.



MARIETTA, GA 30060

20 miles NW of Atlanta — Wellstar Kennestone medical corridor.

On Cherokee Street NE — Marietta's Medical Spine.

01

Wellstar Kennestone Anchor

Adjacent to one of Georgia's largest hospital systems — 633-bed Wellstar Kennestone Regional Medical Center — with a captive daily flow of patients, staff, and visitors.

02

Cobb County Affluence

Marietta is one of Atlanta's most prominent NW suburbs — 5-mile average household income of \$126,672, well above the metro average.

03

20 Miles NW of Atlanta

Direct access to the Atlanta MSA with a well-established residential rooftop base and strong daily commuter traffic.

DEMOGRAPHICS

Dense, affluent, and Atlanta-adjacent.

181,761 PEOPLE

POPULATION IN 5 MILES

\$126,672 AHI

AVG HH INCOME IN 5 MILES

60,600 VPD

CHEROKEE ST NE TRAFFIC

	3 MILES	5 MILES	10 MILES
Total Population	65,954	181,761	767,230
Total Households	27,110	71,349	302,759
Average HH Income	\$121,646	\$126,672	\$149,900

Source: 2025 Estimates — U.S. Census / AlphaMap

In Good Company.

The medical, retail, and dining mix surrounding 732 Cherokee St NE.

ON-SITE CO-TENANTS

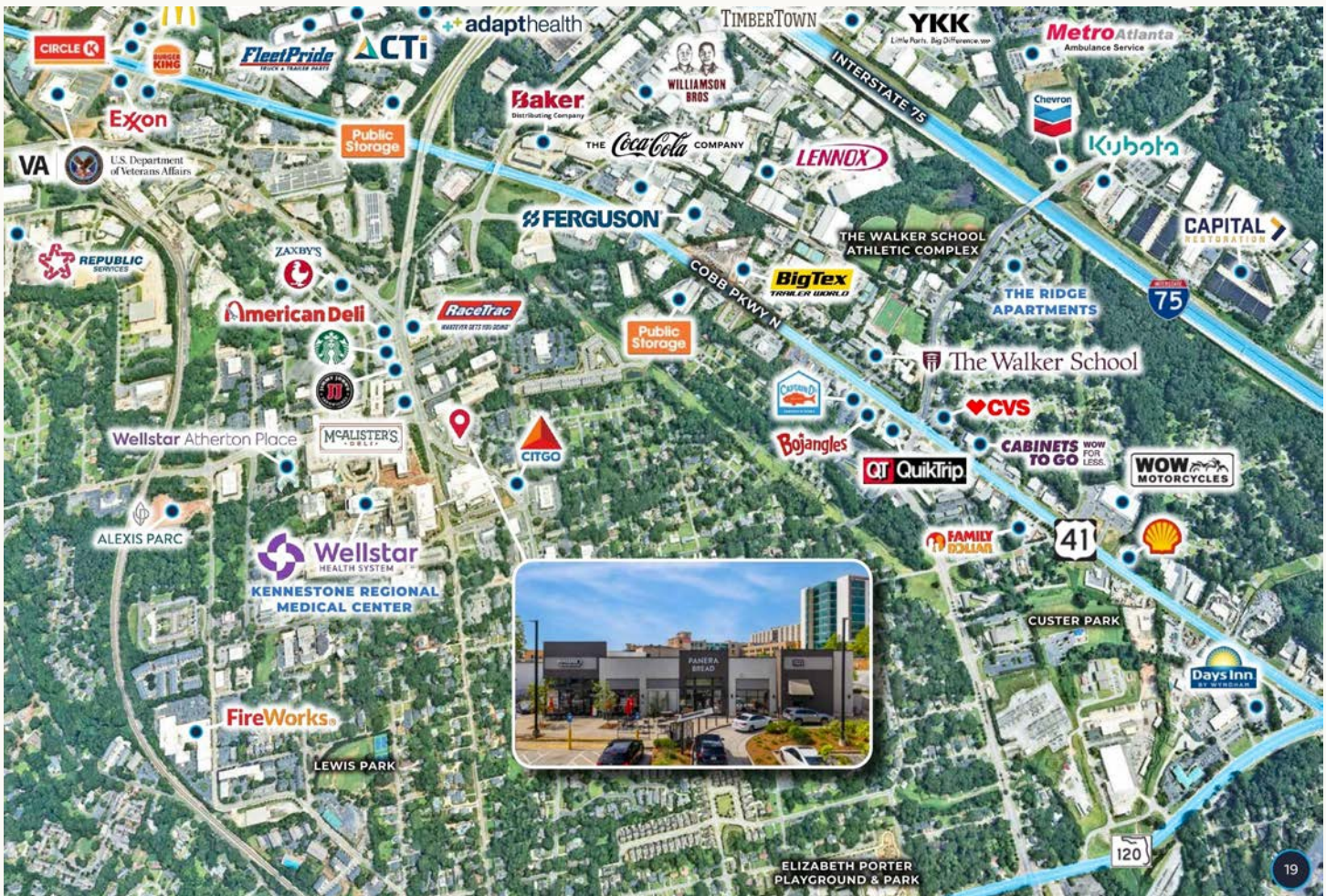
Tropical Smoothie Cafe
Phyllis Brunch Restaurant

MEDICAL ANCHOR

Wellstar Kennestone Regional Medical Center
Piedmont Urgent Care
Kennestone Medical Office Campus

NEARBY NATIONALS

Chick-fil-A
Starbucks
Zaxby's
McAlister's Deli
CVS Pharmacy
American Deli



CHEROKEE ST / KENNESTONE

A hospital-anchored corridor with proven daily traffic — captive patient, staff, and visitor demand around the clock.

A Closer Look.

The restaurant space, the plaza, and the corridor.



LET'S TALK

Let's talk about 732 Cherokee St.

*4,693 SF second-generation restaurant at Wellstar Kennestone —
\$215,000/yr NNN, turnkey delivery with kitchen and patio in place.*



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