

Daycare Center at 1370 Lockhart Dr

1370 Lockhart Dr NW
Kennesaw, GA 30144

FOR LEASE

1370 Lockhart

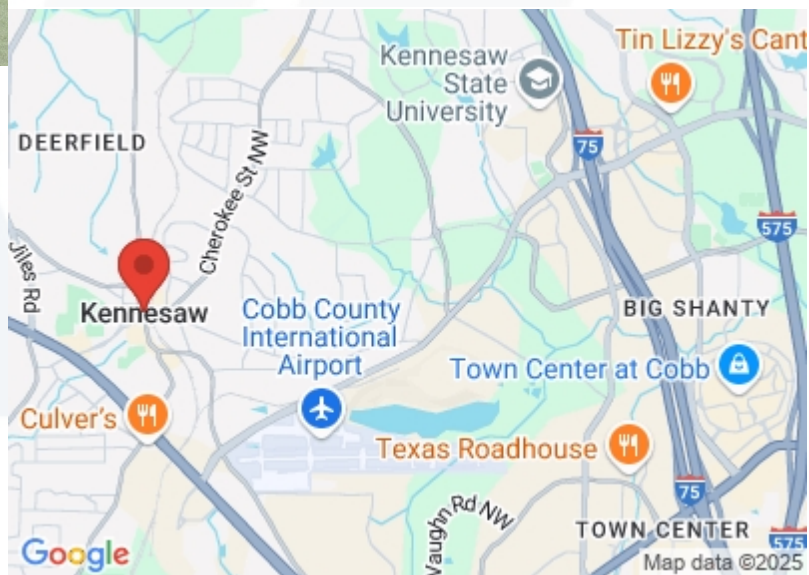


PROPERTY SUMMARY

- 3 oversized classrooms on the main level, perfect for infants and toddlers.
- 3 oversized classrooms on the main level, perfect for pre-schoolers
- Dedicated office, reception area, and storage space
- Two sets of bathrooms (upstairs and downstairs) for accessibility and convenience
- Cooking designated downstairs ideal for meal prep and food service
- Secure outdoor playground to support active play and outdoor learning

- ±6,496 SF two-level daycare facility with capacity for 100+ children
- Corner location with high traffic and strong visibility in a dense residential area
- Positioned in a dense and growing residential area, below market lease rate at \$6,000/month
- This daycare facility offers a rare leasing opportunity in a high-traffic, family-oriented corridor of Cobb County.

Zoning	E2
Year Built	1995
Building SqFt	6,496 SqFt
Lot Size (acres)	2.00
Capacity	100+ children
Lease Type	Modified Gross (MG)
Parcel ID	20013602100
Capacity	100+ children
Asking Rent	\$6,000/month



GILDA MARCHENA
Commercial Real Estate
Direct: 404-907-6144
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UC Premiere Properties
2750-200 Premiere Pkwy
Duluth, GA 30096
Office: 833-886-5263 Jose De La Rosa

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	Daycare	\$ 10.00 - 12.00 SF/Yr	MG	6,496 SF	3 - 5 Yrs



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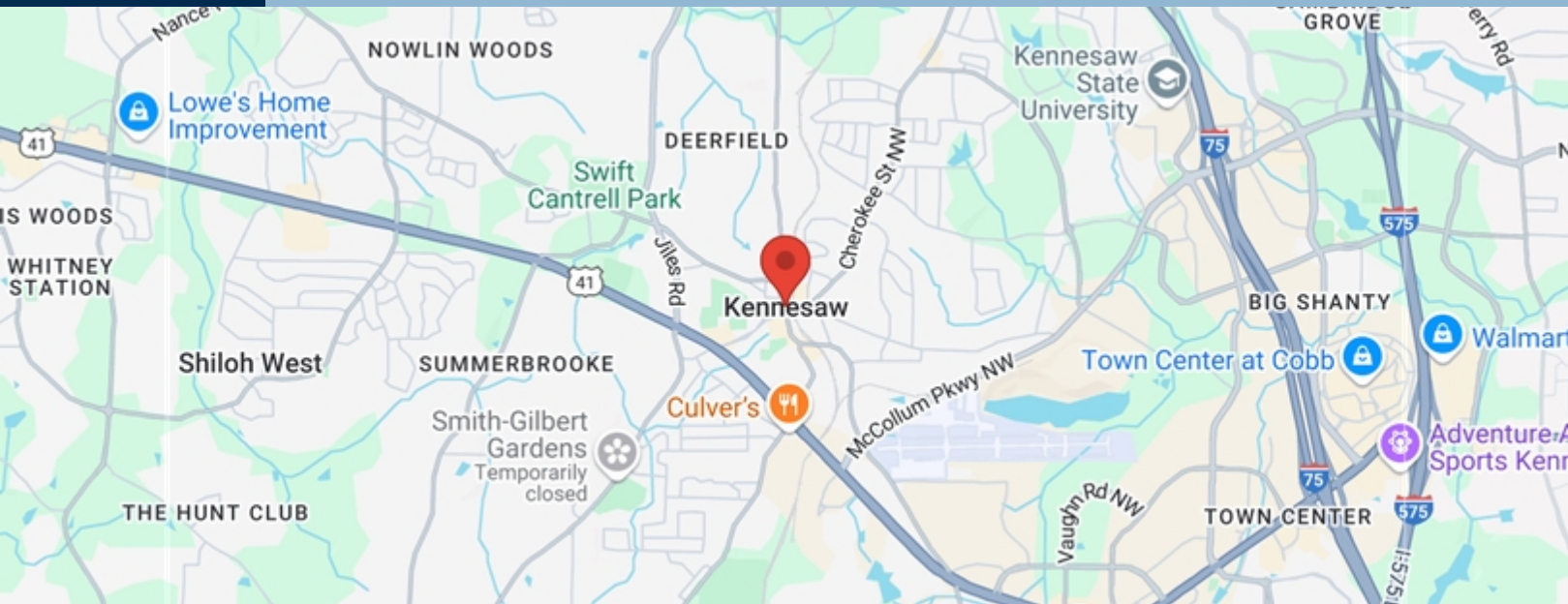


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,471	46,706	116,125
2010 Population	6,079	69,138	154,735
2024 Population	7,486	76,753	177,032
2029 Population	8,201	78,024	180,658
2024-2029 Growth Rate	1.84 %	0.33 %	0.41 %
2024 Daytime Population	8,251	85,600	170,970

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	202	1,420	2,999
\$15000-24999	213	1,314	2,663
\$25000-34999	126	1,423	2,800
\$35000-49999	252	2,593	5,072
\$50000-74999	576	4,643	9,784
\$75000-99999	570	4,180	8,672
\$100000-149999	577	6,144	15,056
\$150000-199999	274	3,025	7,750
\$200000 or greater	283	4,169	10,506
Median HH Income	\$ 80,688	\$ 91,860	\$ 101,360
Average HH Income	\$ 104,488	\$ 123,353	\$ 131,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,175	17,690	42,006
2010 Total Households	2,379	25,501	56,172
2024 Total Households	3,074	28,910	65,302
2029 Total Households	3,487	29,718	67,150
2024 Average Household Size	2.42	2.52	2.64
2024 Owner Occupied Housing	1,719	16,890	44,301
2029 Owner Occupied Housing	1,828	17,579	46,364
2024 Renter Occupied Housing	1,355	12,020	21,001
2029 Renter Occupied Housing	1,659	12,139	20,786
2024 Vacant Housing	298	1,905	3,608
2024 Total Housing	3,372	30,815	68,910

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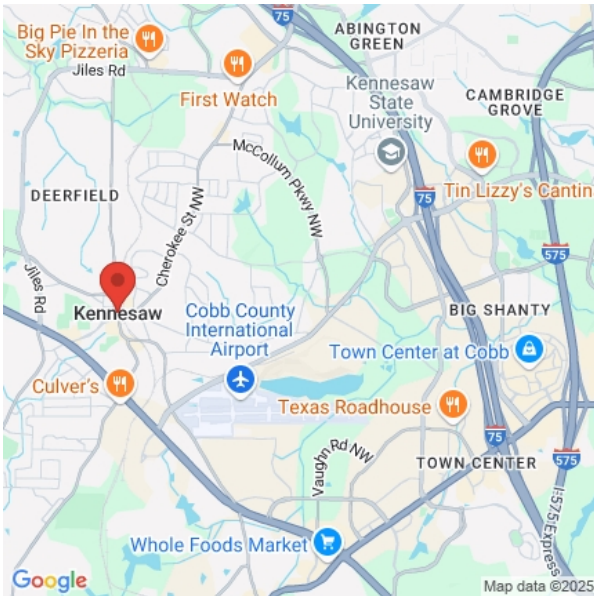


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CITY OF KENNESAW

COUNTY	COBB
INCORPORATED	9/20/1887

AREA

POPULATION

POPULATION	33,036
DENSITY	3,400.51 SQ MI



ABOUT KENNESAW

Nestled just 25 miles northwest of Atlanta, Kennesaw, Georgia, is more than a charming suburban city—it's a family-friendly destination thriving with opportunity, especially for households with young children. With a population of over 34,000 residents and a steady annual growth rate of 1.2%, Kennesaw continues to attract families seeking safety, strong community values, and high-quality early childhood education. In fact, nearly 7% of the population is under age 5, creating a strong demand for reliable, enriching daycare options.

Kennesaw also supports early learning at a city level. Through partnerships with Cobb County School District.

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