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OFFERING MEMORANDUM

GAS STATION IN KENNESAW

NEWLY BUILT GAS STATION FOR SALE
1701 GREERS CHAPEL RD, KENNESAW GA 30144

Gas Station in Kennesaw

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Exclusively Marketed by:

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2645 N Berkeley Lake Rd #108, Duluth, GA 30096



01 Executive Summary
Investment Summary

GAS STATION IN KENNESAW

OFFERING SUMMARY

ADDRESS	1701 Greers Chapel Rd Kennesaw GA 30144
COUNTY	Cobb
BUILDING SF	14,092 SF
LAND ACRES	1.64
YEAR BUILT	2026

FINANCIAL SUMMARY

PRICE	\$15,000,000
PRICE PSF	\$1,064.43

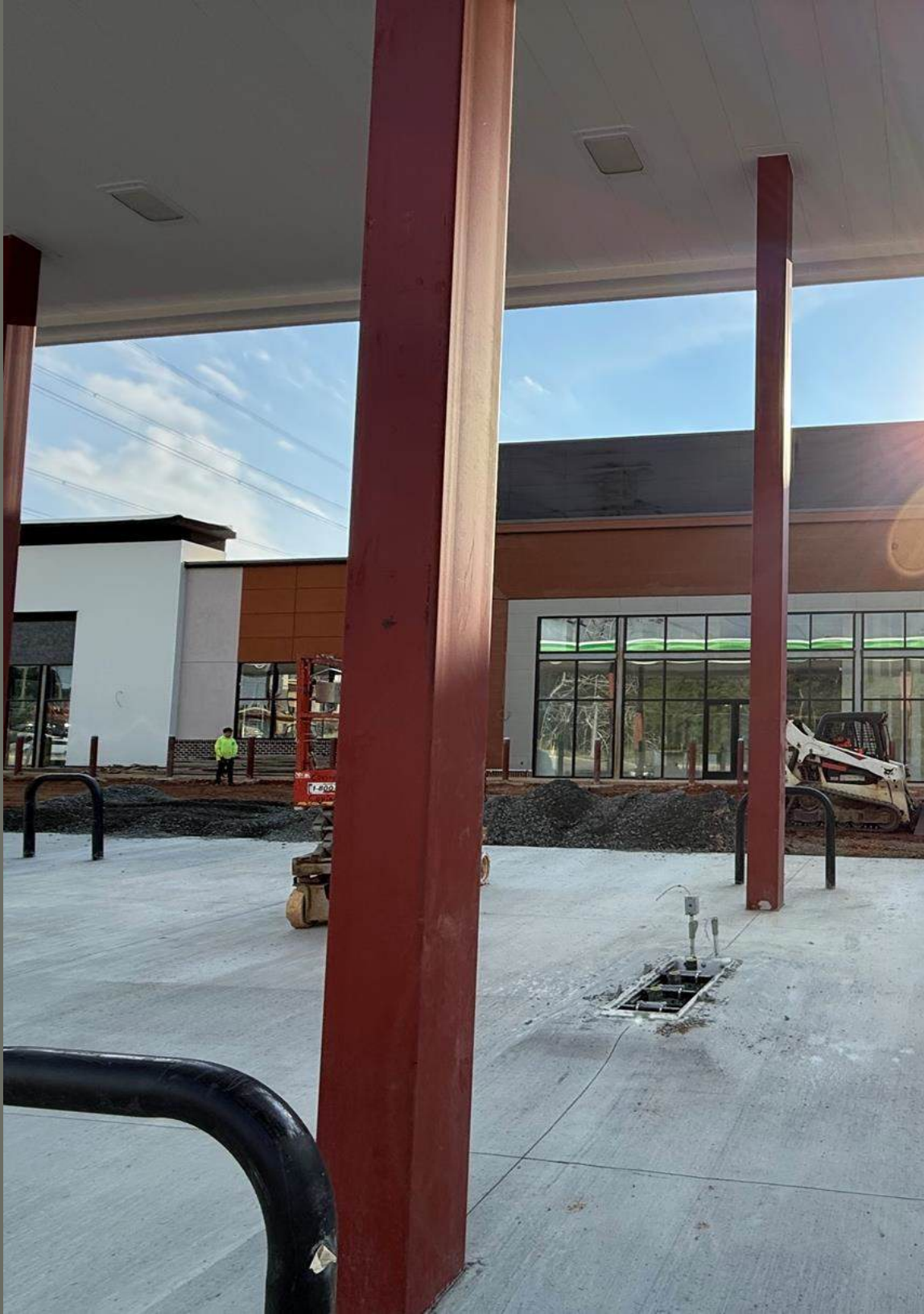
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	8,349	53,373	176,434
2026 Median HH Income	\$86,305	\$93,398	\$101,896
2026 Average HH Income	\$115,609	\$125,068	\$130,620

- BP Brand, Colonial Oil for 10 years without prepayment penalty, 8 dispensers with 2 diesel pumps, Ethanol-free gas available, 16 Fueling positions, Two Grease traps installed, Three point of ingress/egress, A possible townhome Project right behind gas station, Many partment complexes around nearby area. Two 20,000 gallon gas tanks, 40-doors cooler in the gas station, One of the retail space is sutable for Liquor store. Three additional retail spaces for lease other than the gas station, 9 COAM machine space, 62 parking spaces, 6 inch concrete parking lot, State-of-art digital dispensers, Full kitchen with the convenience store,
- New construction, Completion is expected by the end of July or August 2026. From the left, each store size is 1) 4,993 SF(possible Liquor store), 2) 5,538 SF (Convenience store), 3)1,769 SF, 4) 1,792 SF (End unit to the right).

- 5,000 SF vacant unit is available for a liquor store for \$18,000 monthly rent. No Goodwill requested. Currently, there is no inventories or revenu with it.



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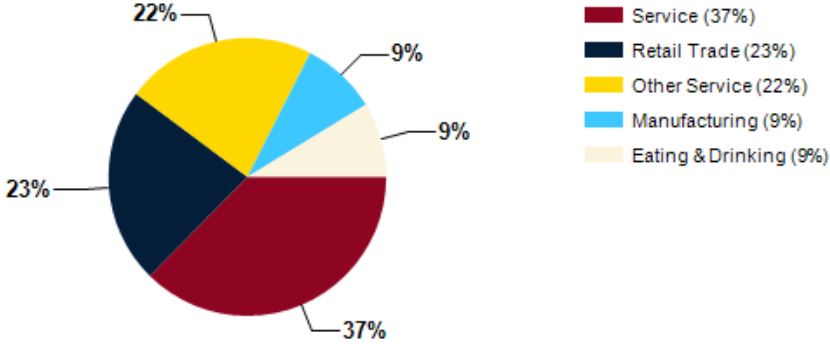
02

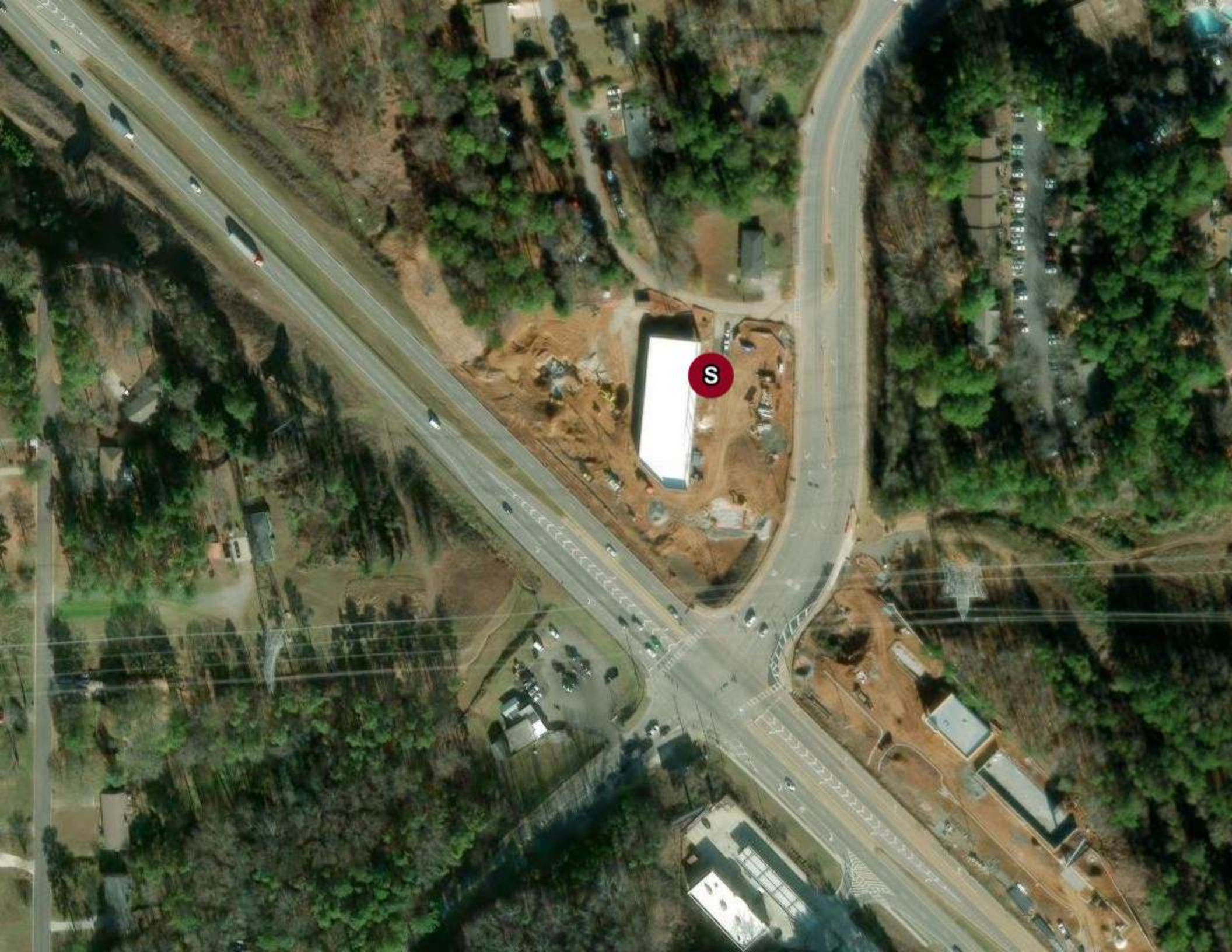
Location

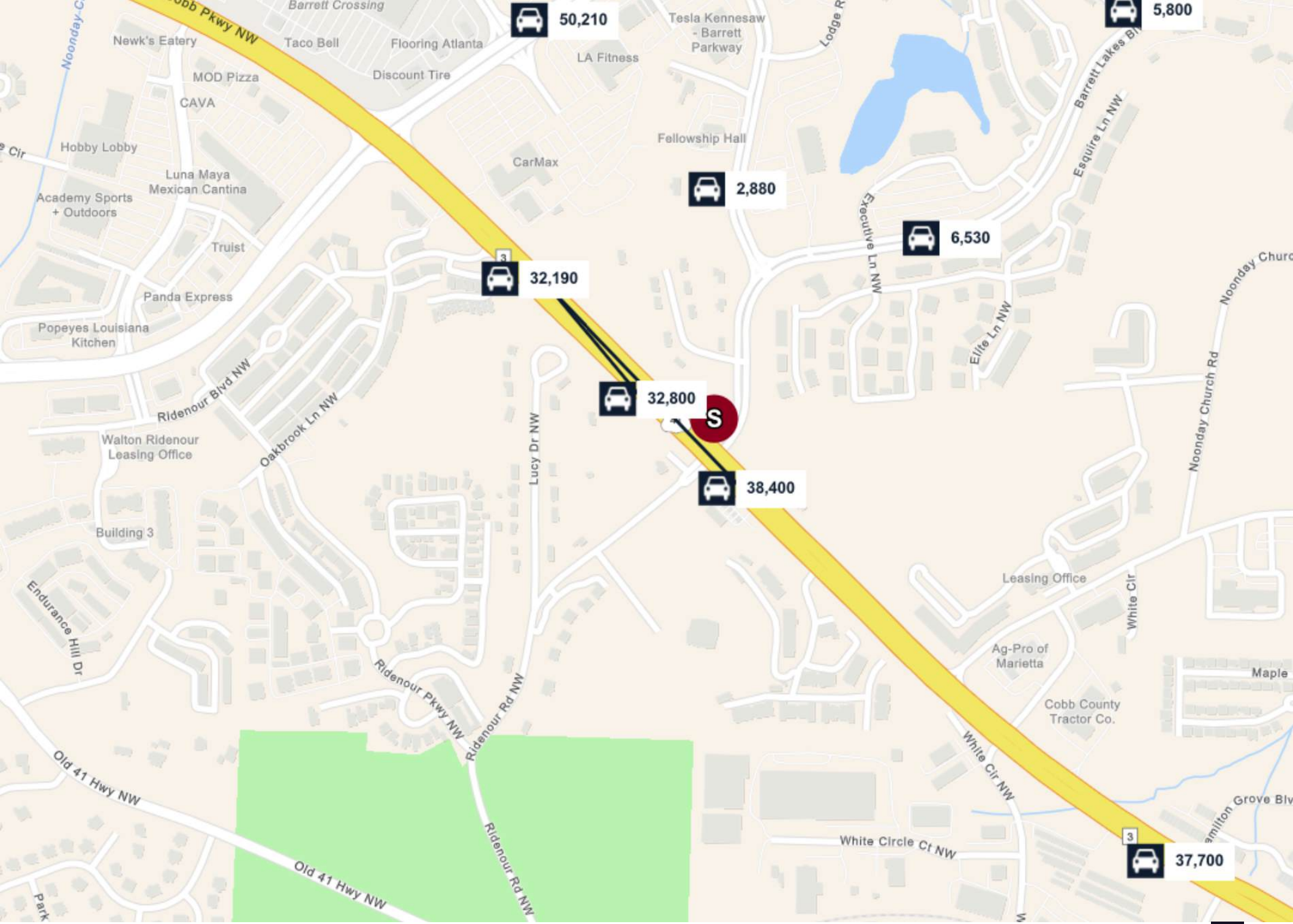
- Location Summary
- Aerial View Map
- Traffic Counts

- At the intersection of Cobb Pkwy and Greers Chapel Road.

Major Industries by Employee Count









03

Property Description

Property Features

Property Images

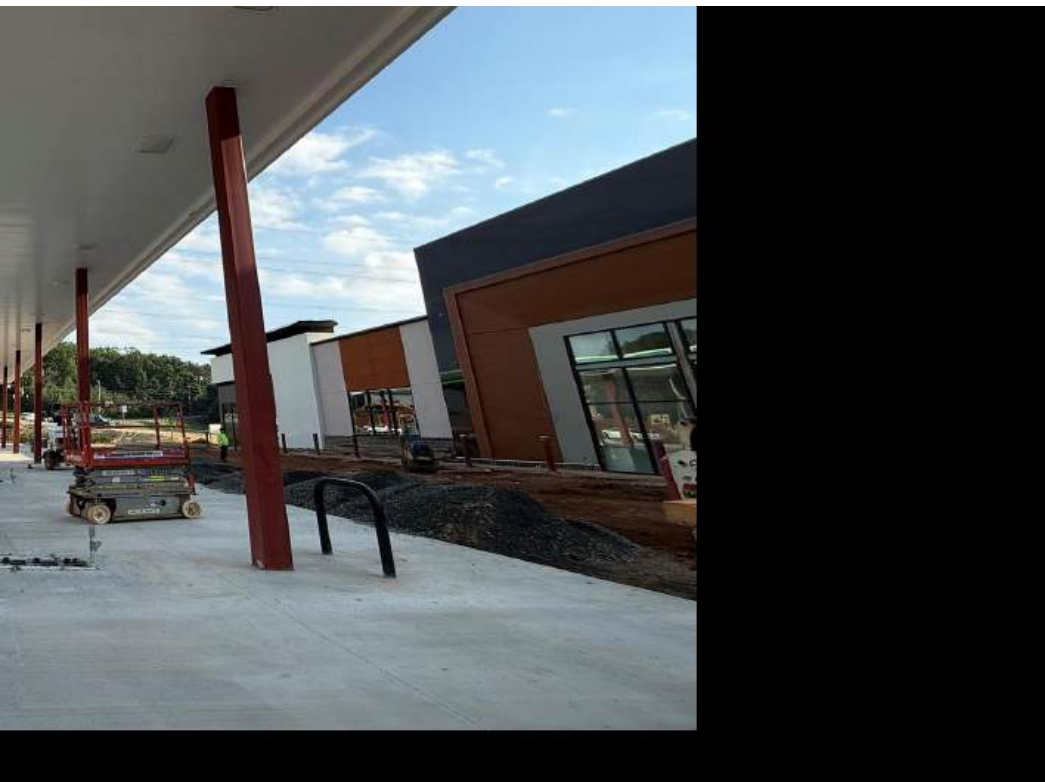
PROPERTY FEATURES

NUMBER OF STORE	4
BUILDING SF	14,092
LAND ACRES	1.64
YEAR BUILT	2026
# OF PARCELS	1
CORNER LOCATION	Yes

NEIGHBORING STREET

NORTH	Cobb Pkwy
SOUTH	Cobb Pkwy







04

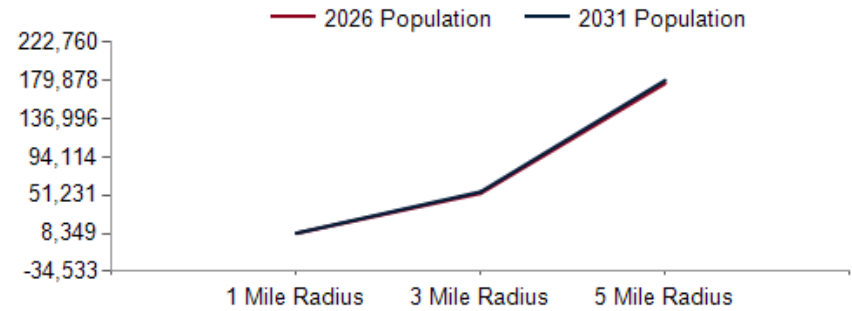
Demographics

General Demographics

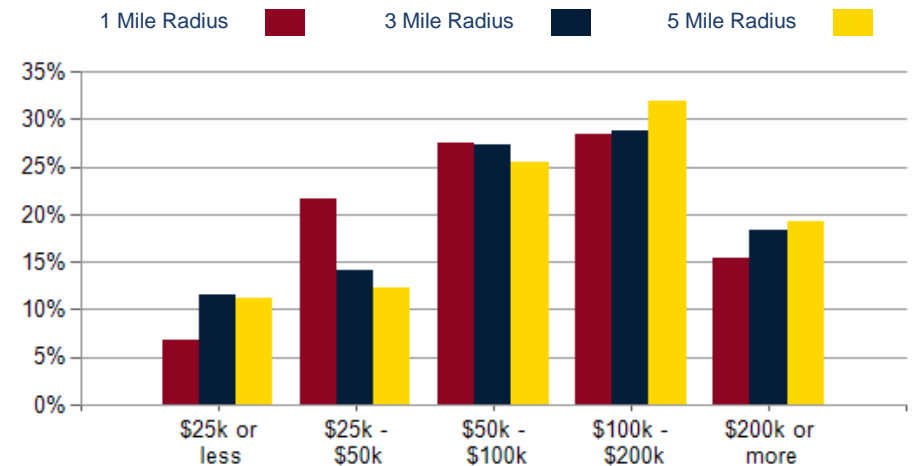
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,115	29,224	127,829
2010 Population	8,910	45,429	154,079
2026 Population	8,349	53,373	176,434
2031 Population	8,567	55,030	179,878
2026 African American	2,882	13,749	38,076
2026 American Indian	30	253	1,123
2026 Asian	801	3,434	10,005
2026 Hispanic	930	6,060	25,768
2026 Other Race	434	2,832	12,373
2026 White	3,412	28,328	96,814
2026 Multiracial	788	4,758	17,951
2026-2031: Population: Growth Rate	2.60%	3.05%	1.95%

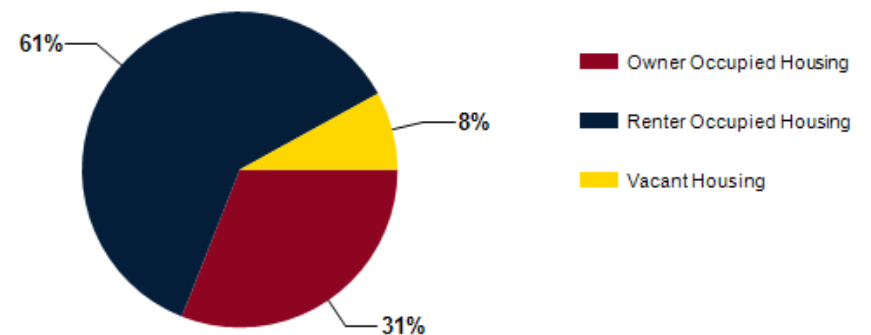
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	133	1,452	4,613
\$15,000-\$24,999	135	1,018	2,913
\$25,000-\$34,999	229	919	2,661
\$35,000-\$49,999	621	2,108	5,659
\$50,000-\$74,999	586	3,124	9,264
\$75,000-\$99,999	491	2,759	8,059
\$100,000-\$149,999	841	4,378	13,889
\$150,000-\$199,999	276	1,838	7,837
\$200,000 or greater	606	3,970	13,061
Median HH Income	\$86,305	\$93,398	\$101,896
Average HH Income	\$115,609	\$125,068	\$130,620



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

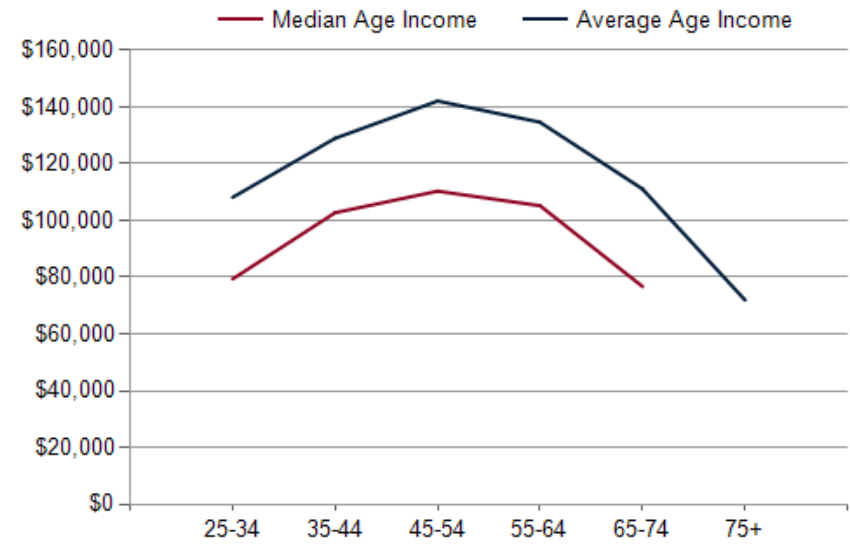
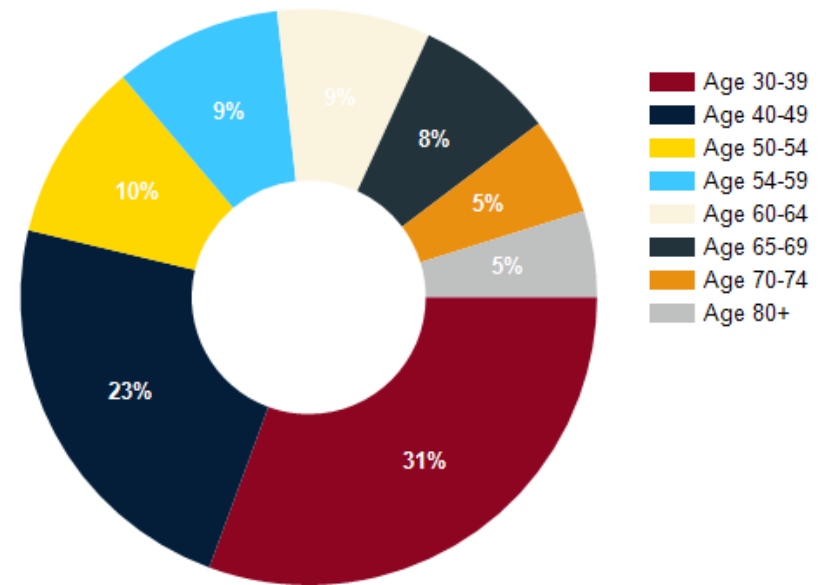


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	766	4,002	12,640
2026 Population Age 35-39	609	3,489	12,042
2026 Population Age 40-44	569	3,333	11,662
2026 Population Age 45-49	470	3,075	10,827
2026 Population Age 50-54	454	2,987	10,815
2026 Population Age 55-59	422	2,888	10,407
2026 Population Age 60-64	386	2,679	9,869
2026 Population Age 65-69	353	2,586	8,935
2026 Population Age 70-74	246	2,004	7,247
2026 Population Age 75-79	217	1,657	5,665
2026 Population Age 80-84	154	1,080	3,401
2026 Population Age 85+	156	1,204	3,029
2026 Population Age 18+	6,810	44,242	142,578
2026 Median Age	34	35	37
2031 Median Age	35	37	39

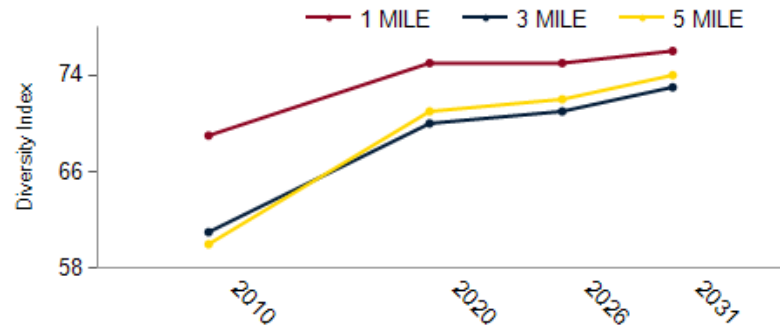
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,361	\$86,550	\$94,782
Average Household Income 25-34	\$108,125	\$113,062	\$120,118
Median Household Income 35-44	\$102,699	\$108,704	\$115,883
Average Household Income 35-44	\$128,940	\$140,848	\$146,555
Median Household Income 45-54	\$110,312	\$118,921	\$126,021
Average Household Income 45-54	\$142,074	\$154,764	\$158,258
Median Household Income 55-64	\$105,189	\$110,741	\$120,274
Average Household Income 55-64	\$134,608	\$145,684	\$151,211
Median Household Income 65-74	\$76,691	\$85,584	\$88,677
Average Household Income 65-74	\$111,065	\$122,514	\$120,185
Average Household Income 75+	\$71,951	\$89,531	\$86,816

Population By Age

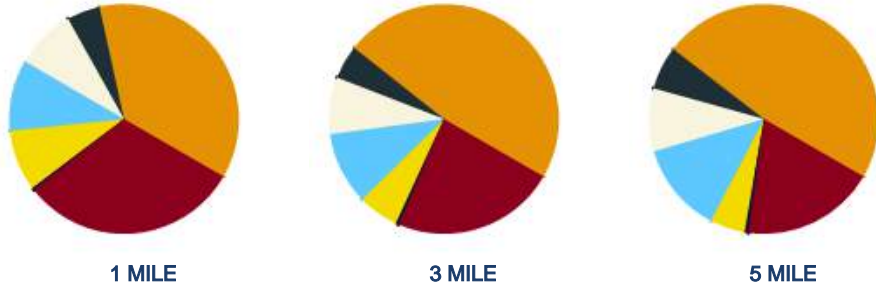


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	73	74
Diversity Index (current year)	75	71	73
Diversity Index (2020)	75	70	71
Diversity Index (2010)	69	61	60

POPULATION DIVERSITY



POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	31%	23%	19%
American Indian	0%	0%	1%
Asian	9%	6%	5%
Hispanic	10%	10%	13%
Multiracial	8%	8%	9%
Other Race	5%	5%	6%
White	37%	48%	48%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	35	32
Median Asian Age	36	36	38
Median Black Age	32	31	34
Median Hispanic Age	30	29	29
Median Multiple Races Age	30	29	29
Median Other Race Age	30	31	30
Median Pacific Islander Age	33	53	33
Median White Age	38	41	43

2026 MEDIAN AGE BY RACE

