

THE SHOPS OF BELLS FERRY

4286 BELLS FERRY ROAD, KENNESAW, GA 30144

PROPERTY HIGHLIGHTS

- +/- 7,500 SF Available
- Excellent Interparcel Access with Publix-Anchored Orchard Square Shopping Center
- Strategically Positioned near I-575

TRAFFIC COUNTS	VEHICLES / DAY
Bells Ferry Road	25,100
Interstate 575	89,500

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,782	12,267	25,013
Total Population	7,848	33,629	67,800
Average HH Income	\$118,449	\$108,883	\$106,124

[Google Maps Link](#)



For More Information

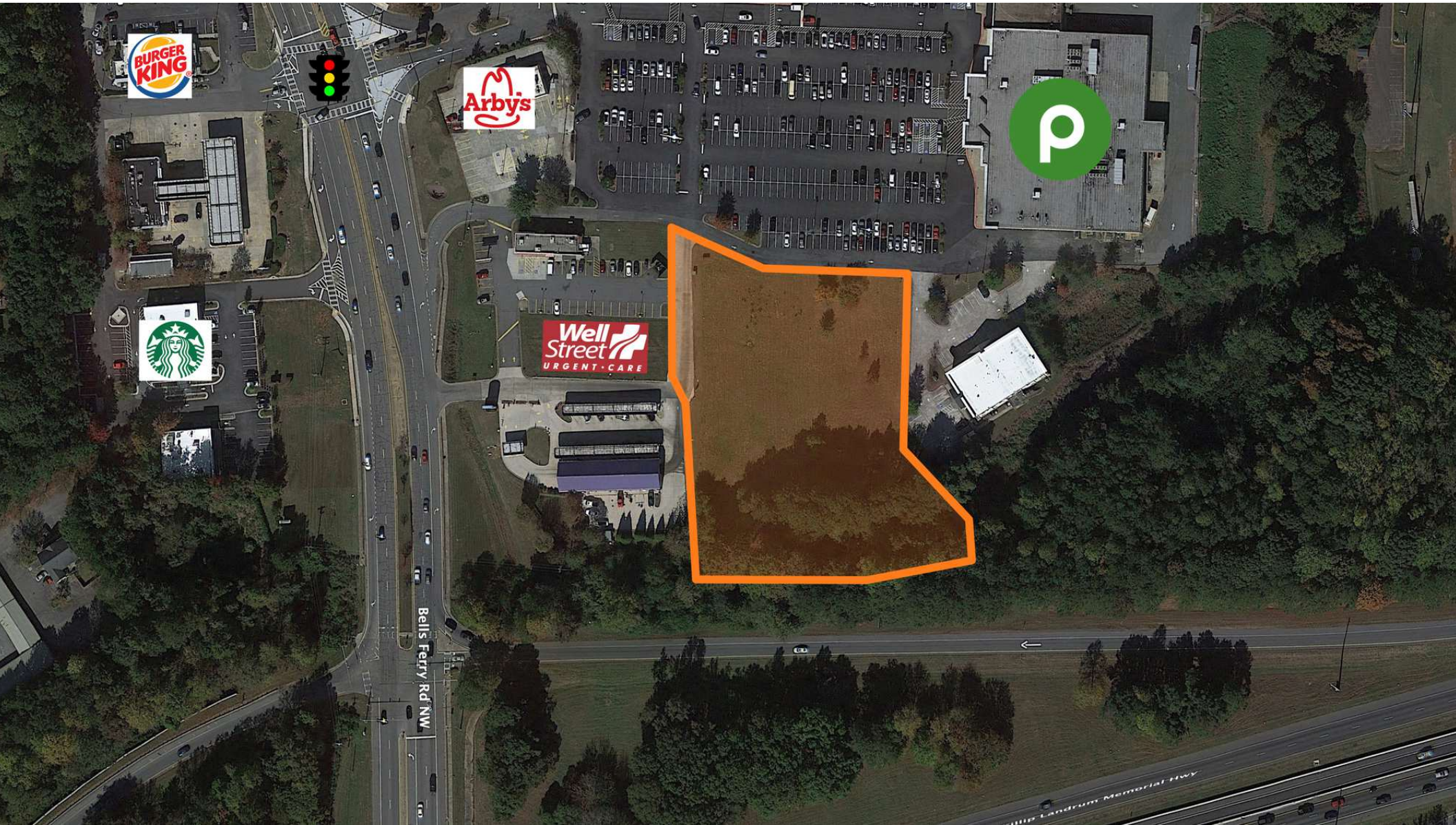
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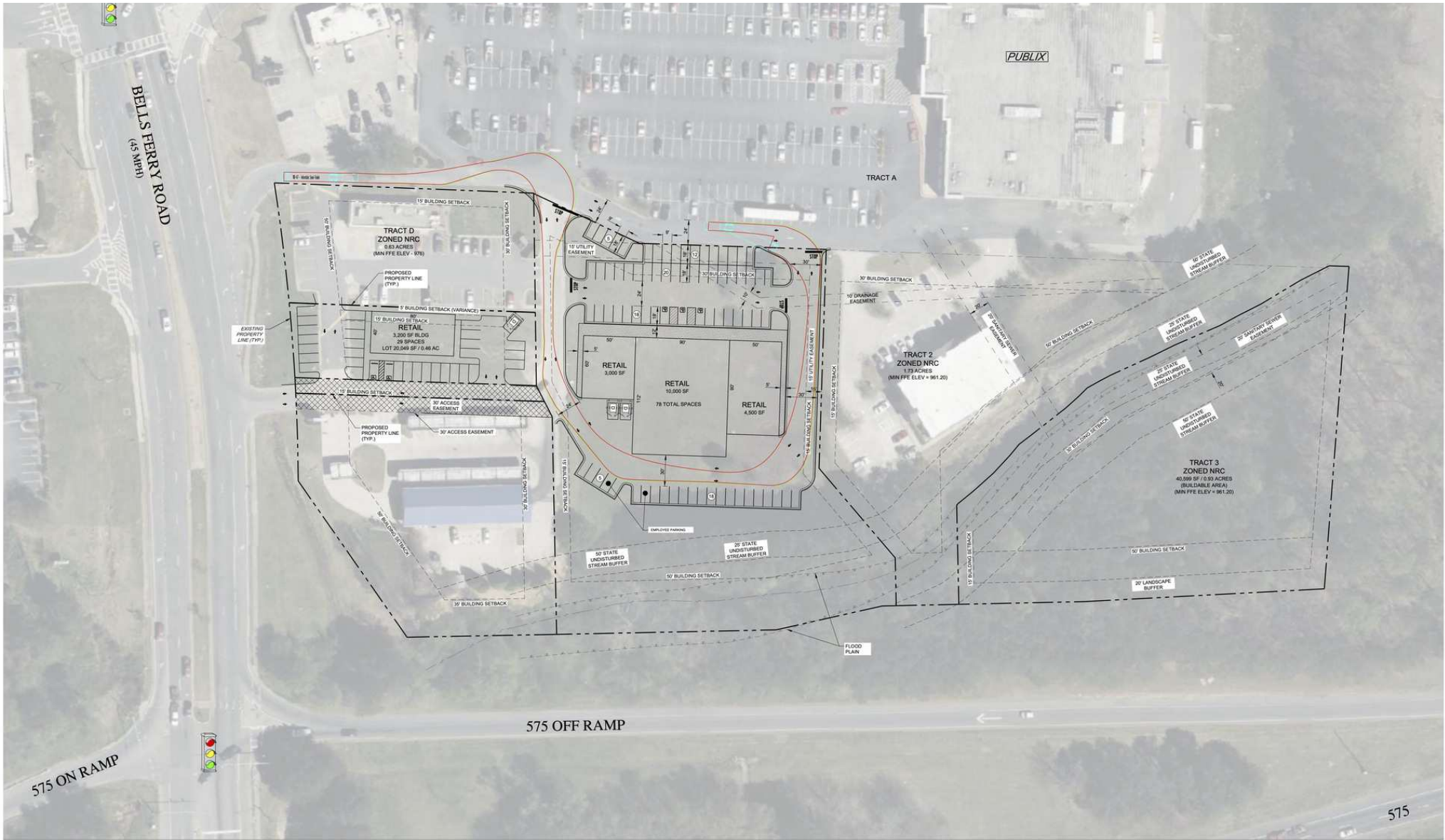
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PROPERTY AERIAL



BELLS FERRY ROAD & 575 - KENNESAW, COBB COUNTY, GA 30144

1" = 40'

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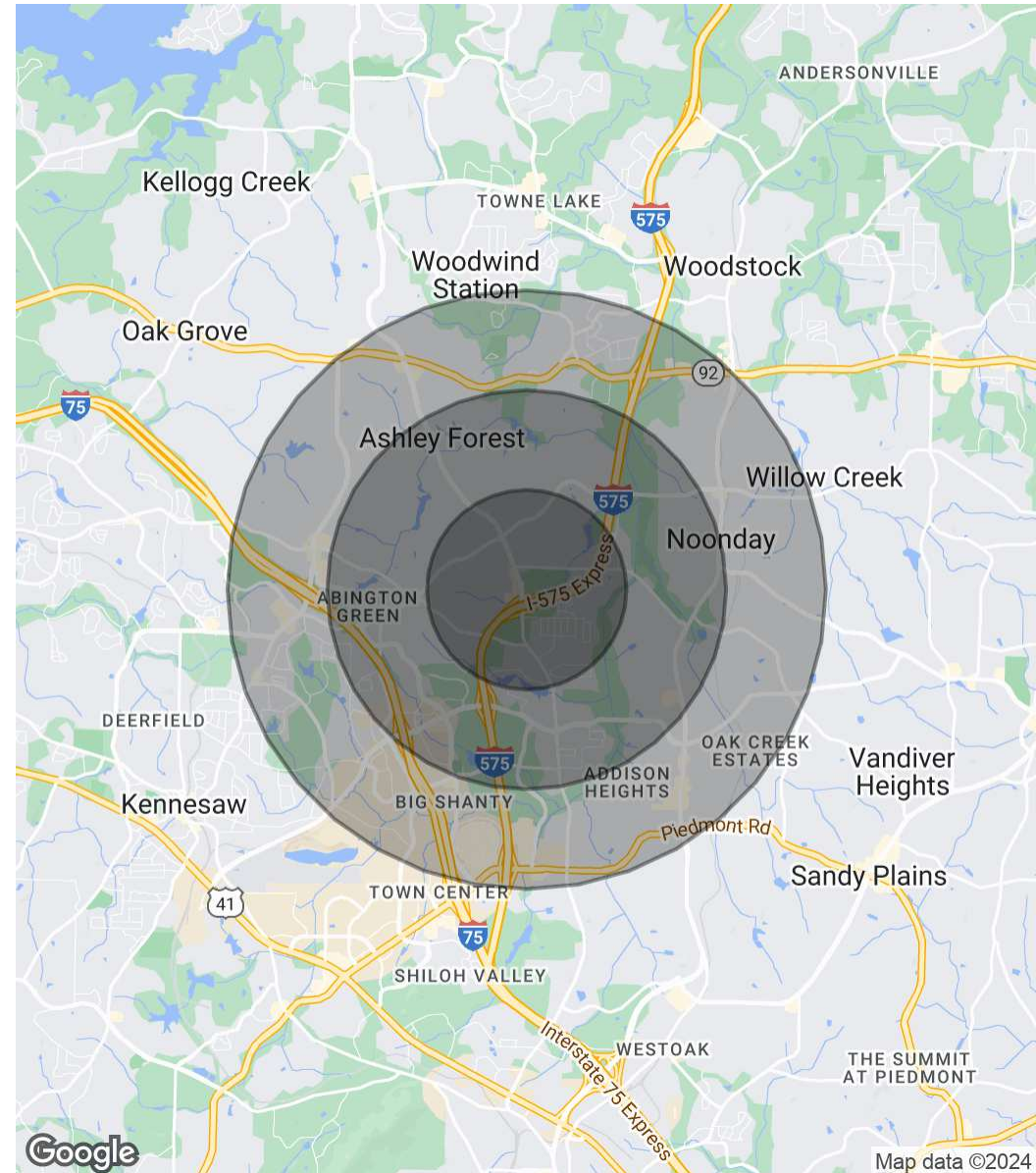
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CONCEPTUAL SITE PLAN

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,848	33,629	67,800
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,782	12,267	25,013
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$118,449	\$108,883	\$106,124
Average House Value	\$347,989	\$337,914	\$344,044

* Demographic data derived from 2020 ACS - US Census



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