

Wade Green Crossing

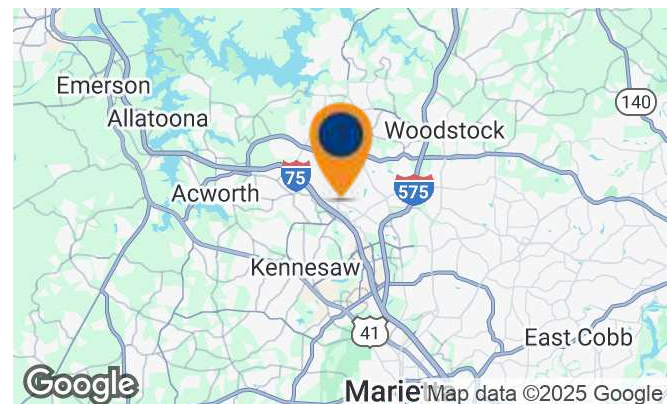
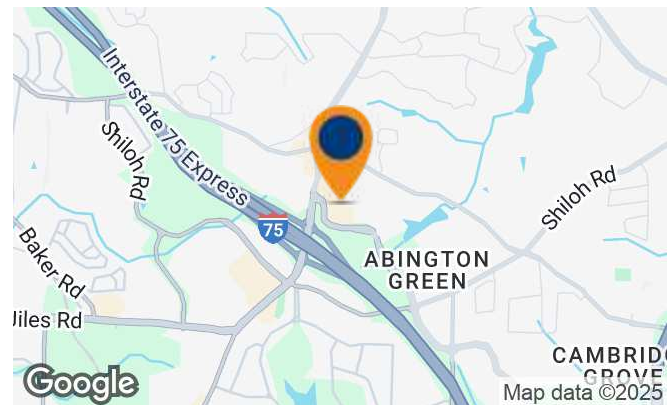
4200 Wade Green Rd NW
Kennesaw, GA 30144



1,200 – 45,500 SF AVAILABLE

Property Highlights

- LA Fitness anchored shopping center only minutes to Kennesaw State University, the second largest university in the state of Georgia with a rapidly growing student population.
- Excellent visibility and multiple ingress/egress points, including the intersection of Wade Green Road and George Busbee Parkway, two of Kennesaw's main thoroughfares with traffic counts exceeding 65,000 VPD.
- Growing population with both student and young family household growth in the immediate area and average household incomes exceeding \$100,000.
- Rare anchor opportunity available in healthy and competitive market.



Demographics	1 Miles	3 Miles	5 Mile
Total Households	3,641	30,398	74,743
Total Population	8,859	84,006	199,566
Average HH Income	\$78,049	\$91,477	\$98,986

Josh Wulz

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800 Mt. Vernon Highway NE, Suite 425, Atlanta, GA 30328 | skylineseven.com



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Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
100	Vet Express	1,200	144	AVAILABLE	45,500	200	GNC	1,200
104	That Professional Look	1,200	164	Las Palmas	4,200	204	Back to Health	1,200
108	AJA Driving School	1,200	168	Beauty Island	8,996	208	AVAILABLE	1,200
112	The Clean Dog	1,200	172	Pizooka Restaurant & Bar	6,400	212	Euro Bazar	3,400
116	The Good Dog	1,800	184	21 Smoke Vape & CBD	1,400	220	AVAILABLE	2,832
128	Great Gig Productions	6,582	192	Super Nails	1,200	224	Jumping World	38,144
136	Bonnin's Bakery	2,100	196	Kumon Learning Center	1,200	300	LA Fitness	45,000
140	Benchmark PT	1,500						



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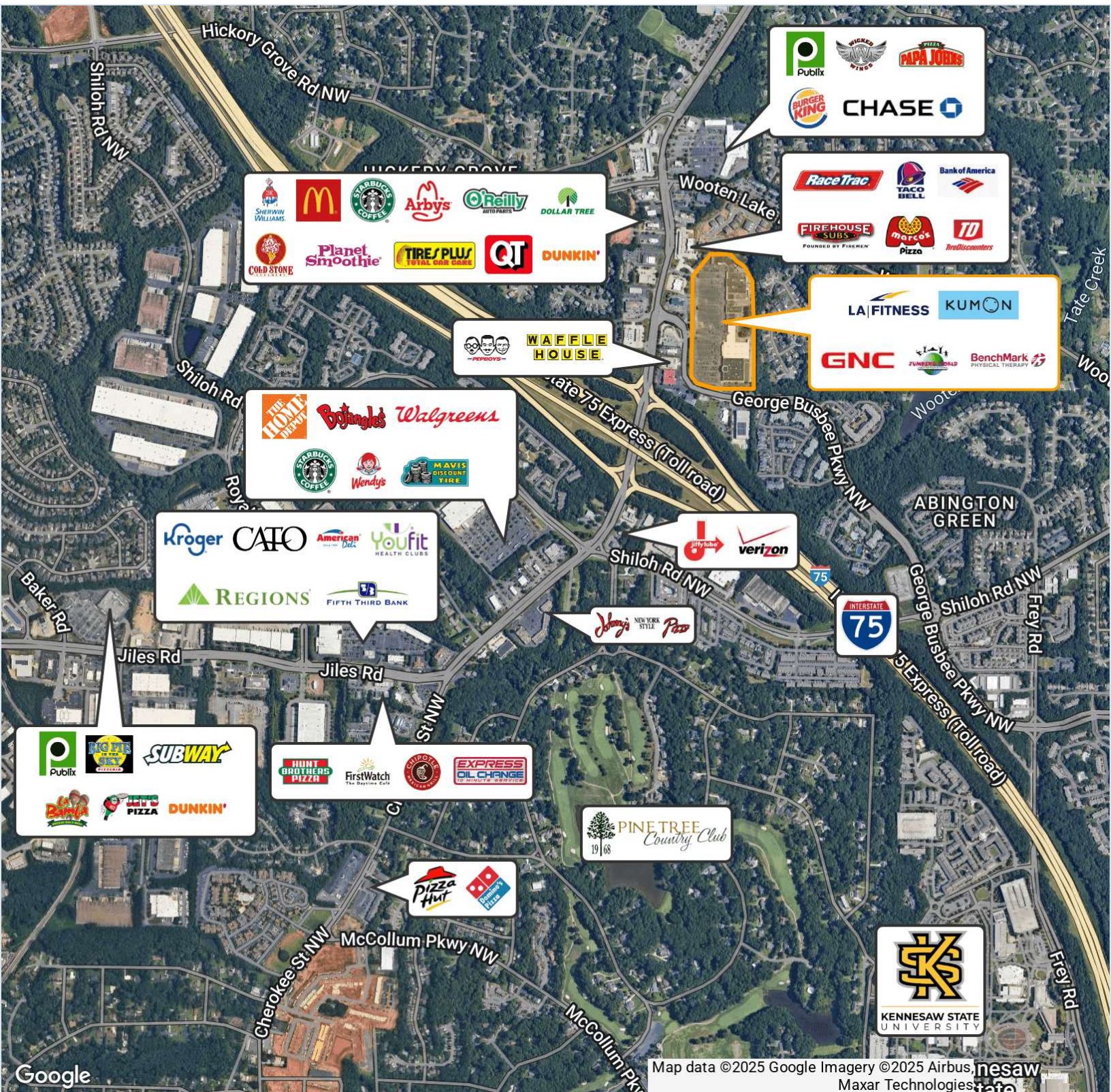
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