

Wade Green Crossing

4200 Wade Green Rd NW
Kennesaw, GA 30144

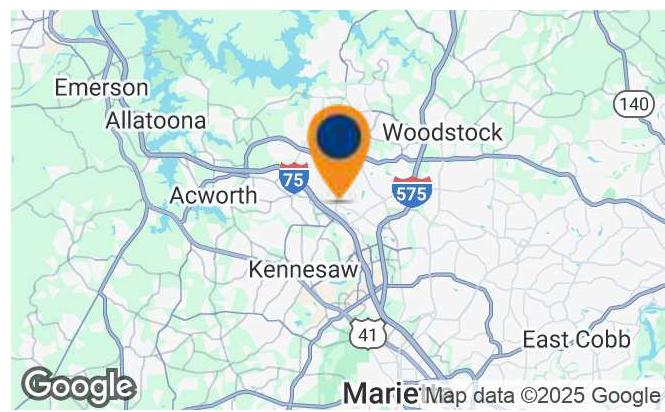
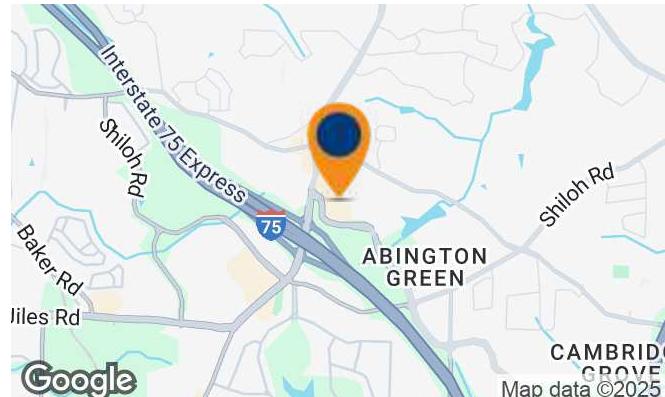


1,200 - 45,500 SF AVAILABLE

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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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				



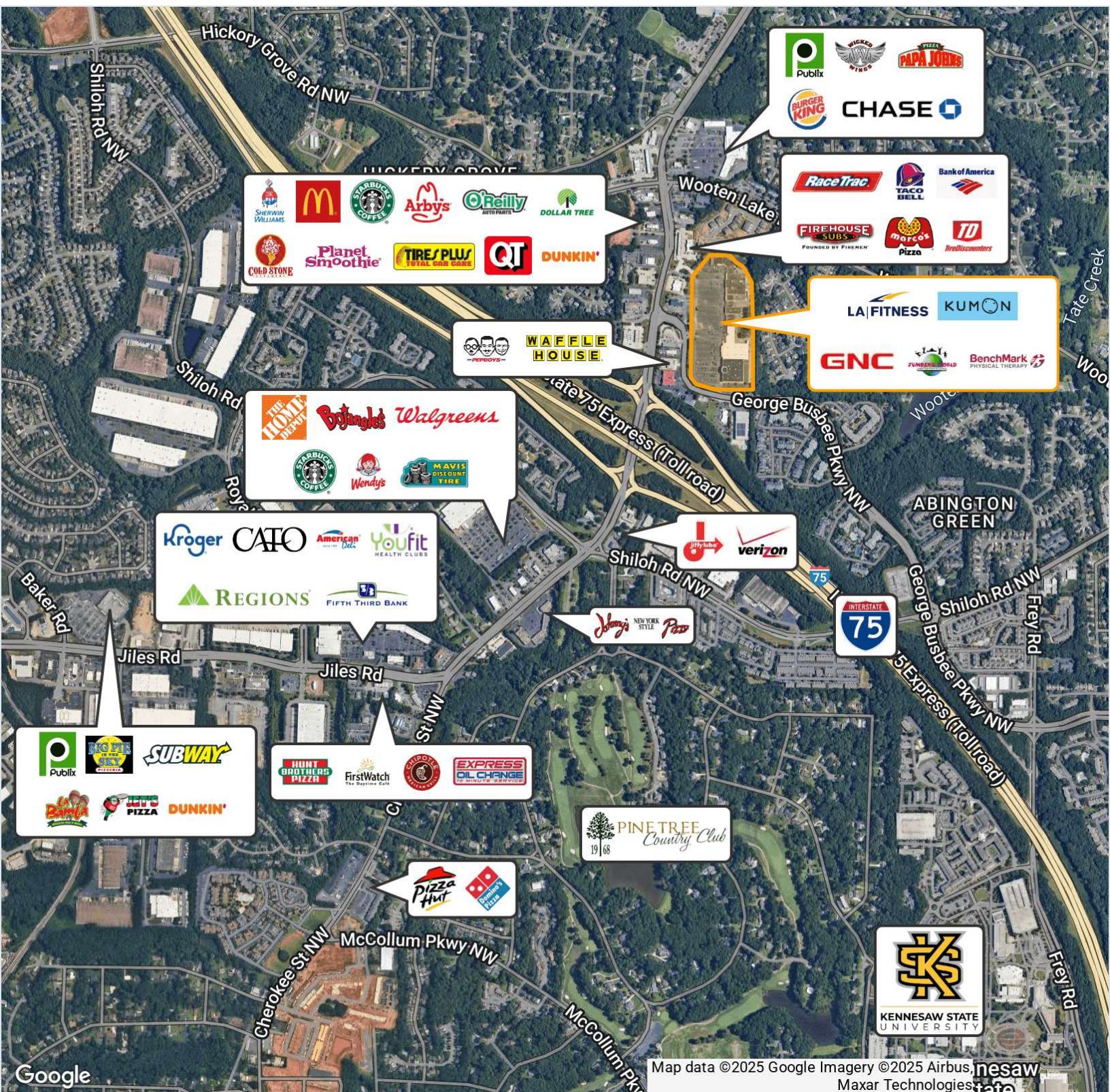
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