



**AC** ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# 800 SF FOR LEASE IN ACWORTH RETAIL STRIP CENTER

Adjacent to Downtown Acworth.  
High Traffic Counts

4429 S MAIN ST  
4413-4437 S MAIN ST  
ACWORTH, GA 30101

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**DONALD B. EDWARDS, JR.**  
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119563, GA





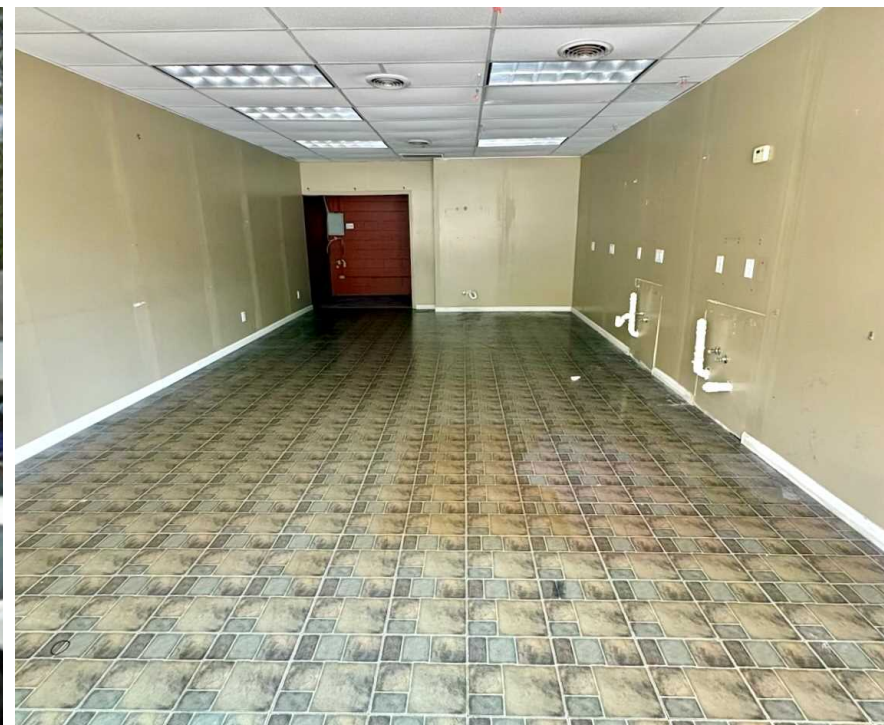
## Property Overview

Retail space available in well maintained 8 bay strip center in a hot Acworth area. Strip provides ample parking, long term tenants and competitive lease rates. Adjacent to Historic Downtown, senior independent living, senior care center and city recreational facilities. Surrounded by new development, restaurants, retail and parks. Located in desirable Acworth area, near Kennesaw on busy S Main Street, convenient to I-75, US Hwy 41, and Cobb Pkwy. 16,500 traffic count.

## Highlights

- Long term tenants
- Near Historic Downtown Acworth
- Near senior living and senior care center
- Convenient to restaurants, retail and parks
- Easy access to I-75, US Hwy 41, Cobb Pkwy
- Traffic counts 16,500
- Competitive lease rates
- Ample parking

Address: 4429 S Main St  
City, St, Zip: Acworth, GA 30101  
Available SF: 800  
Lease Rate: \$24.00  
CAM: \$4.50  
Price: \$1,900 monthly  
Sub-market: NW Cobb County - GA  
Zoning: C-2 - General Business



## 4429 S Main St

Space was previously used as a barbershop. Open layout with small work/storage area with a private restroom. Plumbing has been capped, but in place and ready for a new user.

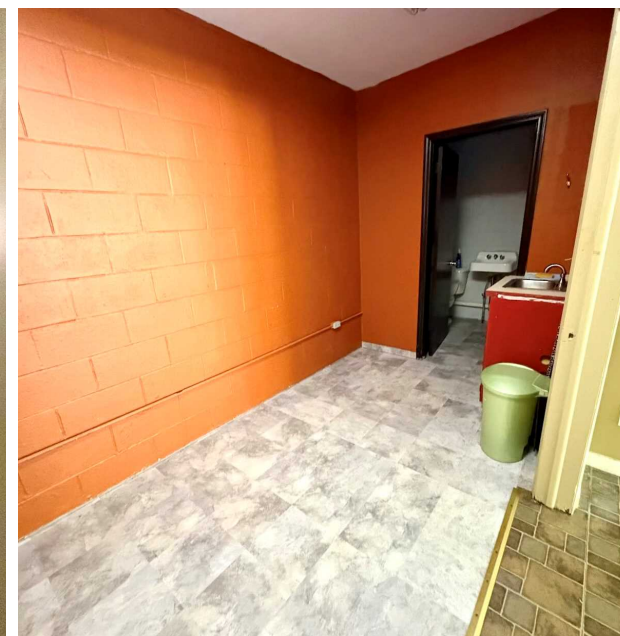
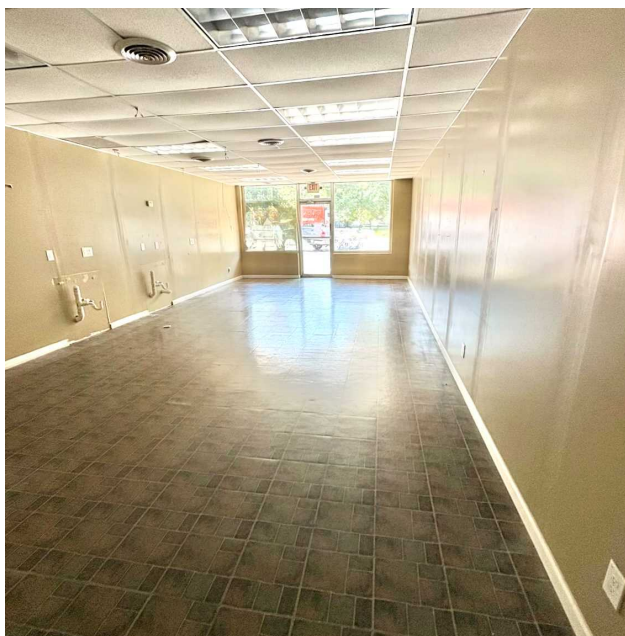
Details:

800 Sq Ft

Base Rent: \$24.00 psf/yr

CAM: \$4.50 psf/yr

Total: \$1,900 monthly





ACE Hardware

REGIONS

RED TOP Holbrook

Historic Downtown

THE ARBOR COMPANY Arbor Terrace Acworth

Acworth Premier Dental Care

F Fish Thyme Restaurant & Bar

Generations Pizza

Cobb TV North Cobb Regional Library

Cranes Coffee

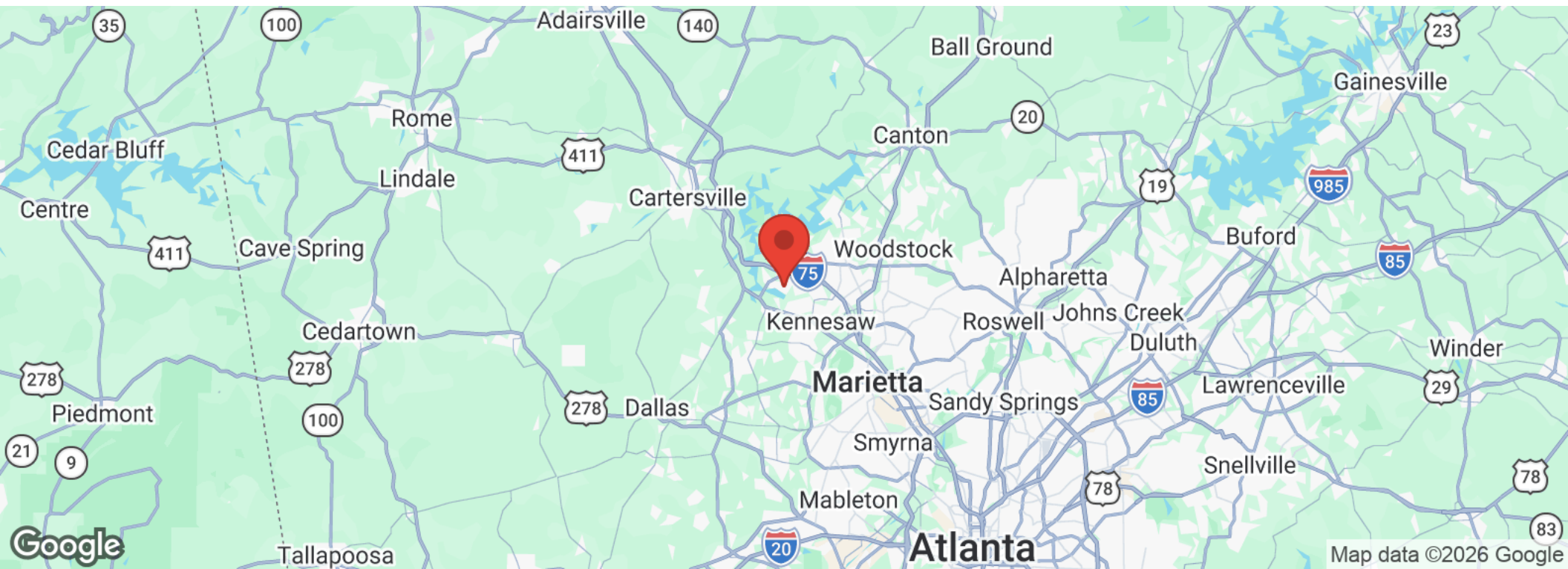
Mill District - Acworth, GA

Coats and Clark Senior Field/Indoor Facility

Acworth Animal Hospital

Acworth-Kennesaw Public Health

## AREA OVERVIEW



### ACWORTH, GA

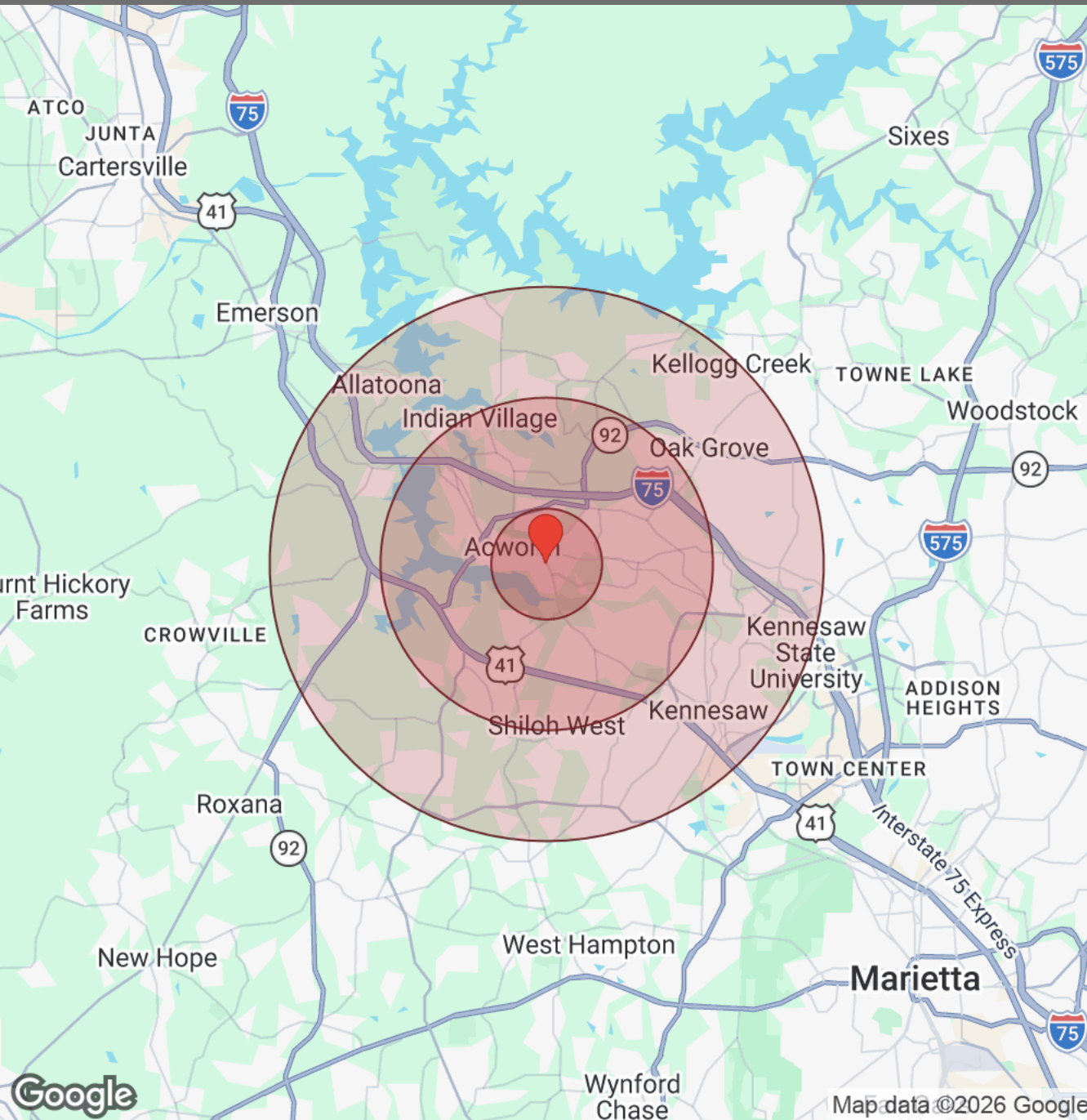
As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,772	25,814	65,907
Female	3,210	27,822	68,968
Total Population	5,982	53,636	134,874

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,479	29,763	79,508
Black	1,328	12,631	27,379
Am In/AK Nat	7	54	121
Hawaiian	N/A	11	27
Hispanic	838	7,101	17,736
Asian	187	2,671	6,555
Multiracial	123	1,271	3,183
Other	20	139	364

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,729	21,381	52,698
Occupied	2,607	20,294	50,355
Owner Occupied	1,469	14,644	36,113
Renter Occupied	1,138	5,650	14,242
Vacant	122	1,088	2,343

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	979	9,620	23,719
Ages 15 - 24	737	7,262	19,886
Ages 25 - 54	2,288	21,993	54,376
Ages 55 - 64	808	6,898	17,610
Ages 65+	1,171	7,863	19,283

Income	1 Mile	3 Miles	5 Miles
Median	\$83,368	\$104,702	\$107,503
Under \$15k	226	1,057	2,660
\$15k - \$25k	128	750	1,893
\$25k - \$35k	116	870	2,252
\$35k - \$50k	183	1,654	3,166
\$50k - \$75k	525	2,784	6,829
\$75k - \$100k	374	2,521	6,435
\$100k - \$150k	517	4,534	11,049
\$150k - \$200k	287	2,554	6,690
Over \$200k	250	3,571	9,379

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## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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