

# RETAIL FOR LEASE

# THE WINDSOR AT KENNESAW

**2655 N Cobb Pkwy, Kennesaw, GA 30152 – Suite 108**

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$17 SF/yr (NNN)</b>
<b>CAM Fee:</b>	<b>\$6/SF</b>
<b>Available SF</b>	<b>1363 SF</b>
<b>Building Size</b>	<b>16,949 SF</b>
<b>Lot Size</b>	<b>1.38 AC</b>
<b>Year Built/Updated</b>	<b>2007/2024</b>

## PROPERTY HIGHLIGHTS

- Excellent Opportunity Neighborhood Small Business
- Excellent street visibility & proximity to KSU
- Well Maintained Excellent Condition – Updated in 2024
- Walking distance from Shopping, Restaurants, Bus Lines
- Possible build to suite to meet your Business requirement
- 1363 SF immediately available for lease.
- Suitable for Dentist, Insurance Agency, Nail or Hair Salon Spa, Tutoring for Kumon others similar or Music or Art & Dance, Game Shop, Boutique, Floral shop, Screen printing or Local Service Provider etc..
- The property is surrounded by local and nationally recognized retail and popular restaurants.
- Minutes from I-75 and I-575 and Cobb County Airport



# Functional Office Space

Has Entry Reception area, large Open space which could be configured to Individual offices or per your business requirements. Two small service room & Break Room, a separate Restroom for the suite. Walking distance from Shopping, Restaurants, Bus Line. Custom configuration based on need.



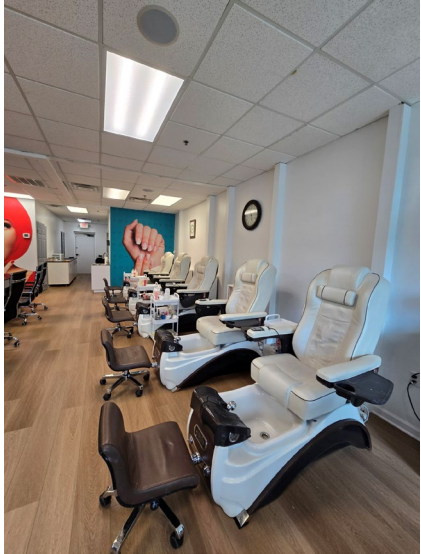
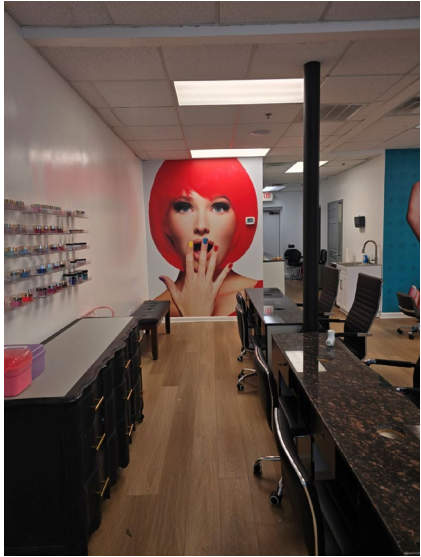
**Ben Joseph**  
® SRS \*ABR RENE  
SRES MRP  
770-317-1937

Email: [Info@MyREAdvisors.com](mailto:Info@MyREAdvisors.com)  
<http://MyREAdvisors.com>

X-Team Realty Partners  
235 Morton Manor Ct  
Alpharetta GA 30022



# Additional Images



# Additional Images



# Location Highlight:

- *Northwest Atlanta Suburbs*
- *High Traffic Count with monument Signage off Cobb Pkwy*
- *Attractive Architecture Feature*
- *Well Maintained Excellent Condition*
- *Minutes from I-75 and I-575 and Cobb County International Airport*
- *Surrounded by dozens of restaurants, retailers, entertainment venues and service providers*

The site is located directly on high traffic Cobb Parkway (over 60,000 VPD) in the city of Kennesaw, Georgia. The property sits between the dense retail Barrett Parkway corridor two miles to the south and the Acworth retail node to the north. Ample parking supports the service nature of the tenancy with the largest tenant operating only on Sunday morning and Wednesday evening thereby reducing parking demand at other times

The Windsor is located approximately 13 miles north of the Atlanta Perimeter beltway, I-285, the site of the new Atlanta Braves baseball stadium, Sun Trust Park, and the Cobb Galleria office, retail, and entertainment district. Interstate 75 between I-285 and the Barrett Parkway exit has recently benefited from the opening of new Express Lanes which dramatically reduce commute times and increase the connectivity and relationship between the City of Atlanta and Kennesaw.

.Kennesaw's over 35,000 residents are attracted to the city's combination of small town charm and big city amenities which provides excellent educational resources, first-rate parks, greenspaces, public buildings, and athletic facilities, high quality and affordable recreation programs, safe, and well-maintained neighborhoods and a historic central business district.

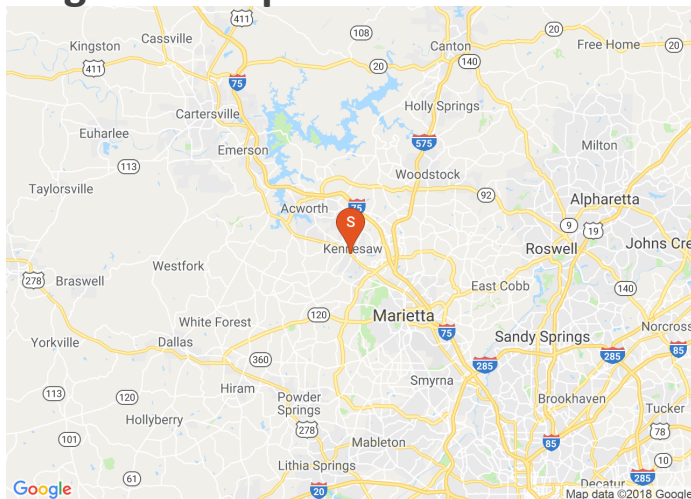
Kennesaw takes great pride in protecting and managing its historical and cultural resources for future generations. Attractions include the Smithsonian affiliated Southern Museum of Civil War and Locomotive History, Smith-Gilbert Gardens, and improved public areas and renovated buildings with delightfully eclectic shops and restaurants.

Kennesaw State University is located three miles to the east of the shopping center. With over 35,000 students, KSU is the third-largest university in the state and is a member of the University System of Georgia. The university's vibrant campus culture, diverse population, strong global ties and entrepreneurial spirit, draw students from throughout the region and from 92 countries across the globe. KSU is one of the 50 largest public institutions in the country.

## Locator Map

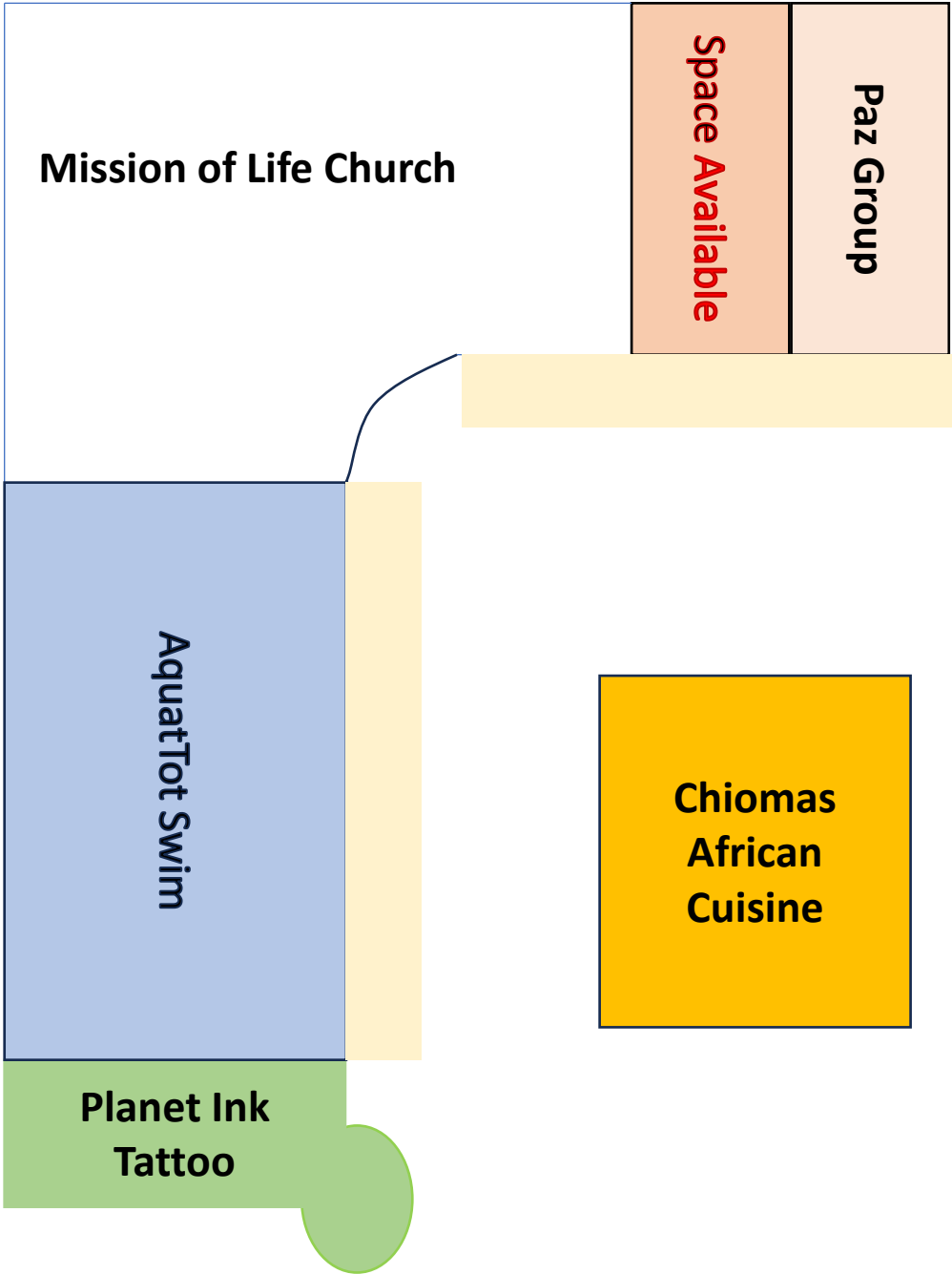


## Regional Map



**Complex Layout Images**

Trash  
Dumpster



# Aerial Map



# Kennesaw State University



Kennesaw State University is located three miles to the east of The Windsor Shopping Center. With over 35,000 students, KSU is the third-largest university in the state and is a member of the University System of Georgia. The university's vibrant campus culture, diverse population, strong global ties and entrepreneurial spirit, draw students from throughout the region and from 92 countries across the globe. KSU is one of the 50 largest public institutions in the country.

- \* Total Enrollment: 35,846
- \* Classrooms, Offices, Support Buildings: 2,658,230 SF
- \* Percent of Students who live on campus: 53%
- \* Intercollegiate Sports Teams: 16
- \* Athletic Conferences: ASUN and Big South
- \* Nickname: Owls
- \* Mascot: Scrappy the Owl

