



RETAIL SPACE FOR LEASE IN ACWORTH'S COWAN PLAZA

Long Term Tenants. Ample Parking. Adjacent
to Publix and I-75. Near Downtown Acworth.

4794 COWAN RD, ACWORTH, GA 30101
SUITES 120 + 140

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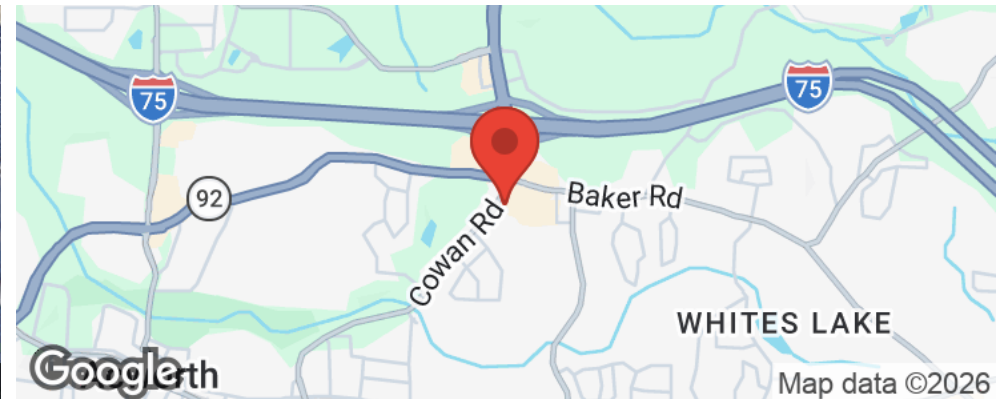
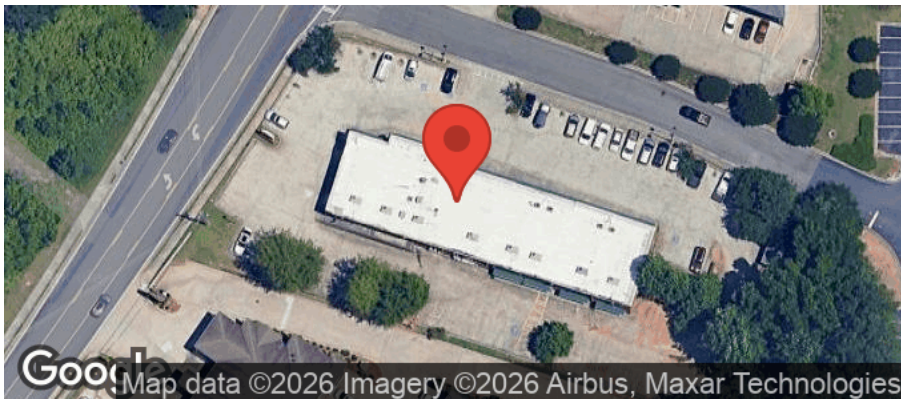


Overview

Cowan Plaza is a well maintained 6 bay plaza in Acworth, GA, located just off I-75 and Hwy 92 and is home to many long term tenants.

Cowan Rd serves also as a side entrance into Publix Anchored Shopping Center with major retailers like Zaxby's, Sonic, Dominos Pizza, and local hot spots: bar and grill, Chinese and a cafe. The large lot provides ample parking and great turnaround access.

Type:	Retail
Street Address:	4974 Cowan Road
Address:	Acworth, GA 30101
Cross Streets:	Cowan Rd and Baker Rd
Market:	NW Atlanta
Sub-market:	Acworth
Year Built:	2006
Parking:	Surface
Zoning:	C2



AVAILABLE SUITES



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Suite	Size	Rate	Type	CAM	Monthly Rent
120	1,000 SF	\$25 psf/yr	NNN	\$4.50 psf/yr	\$2,458.33



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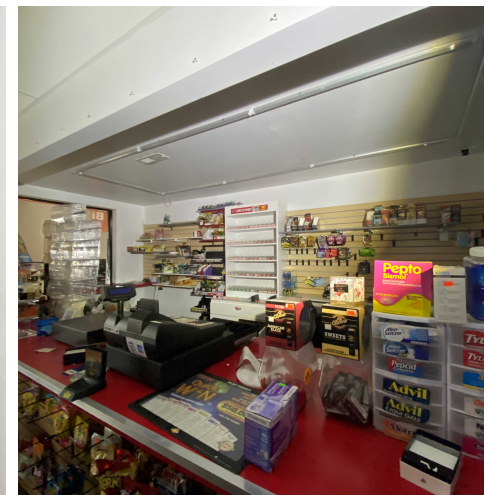
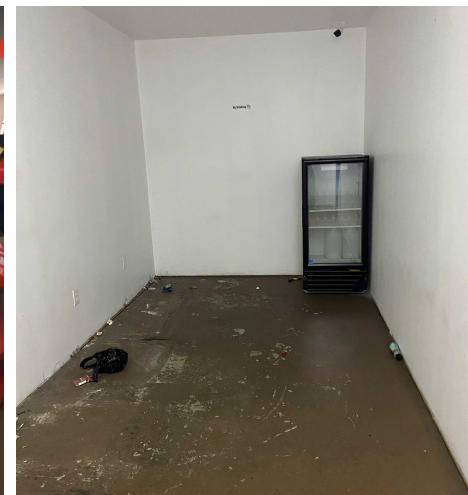
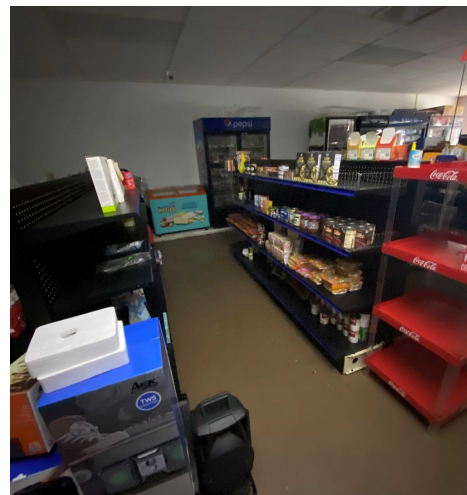
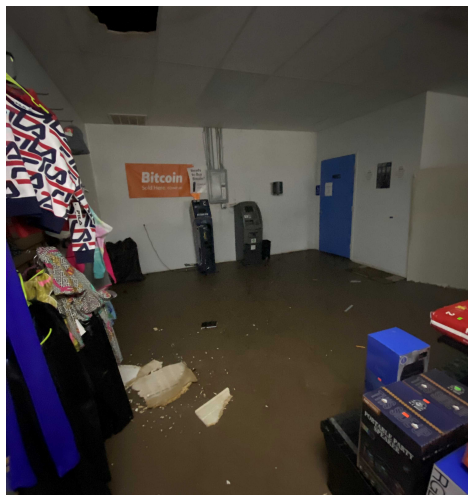
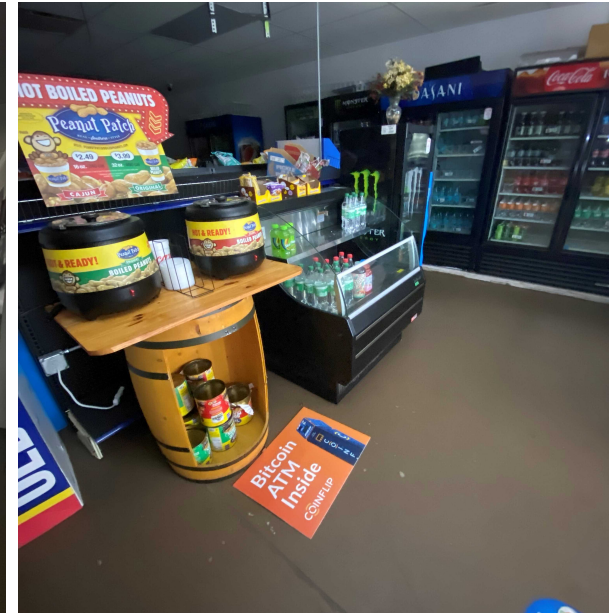
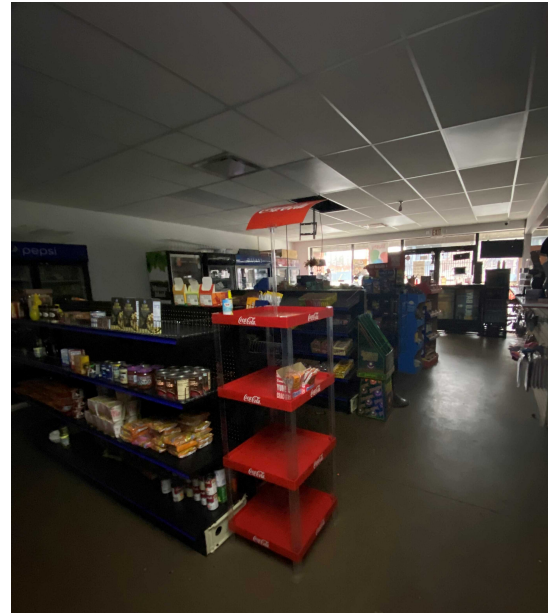
Fixtures and Inventory For Sale

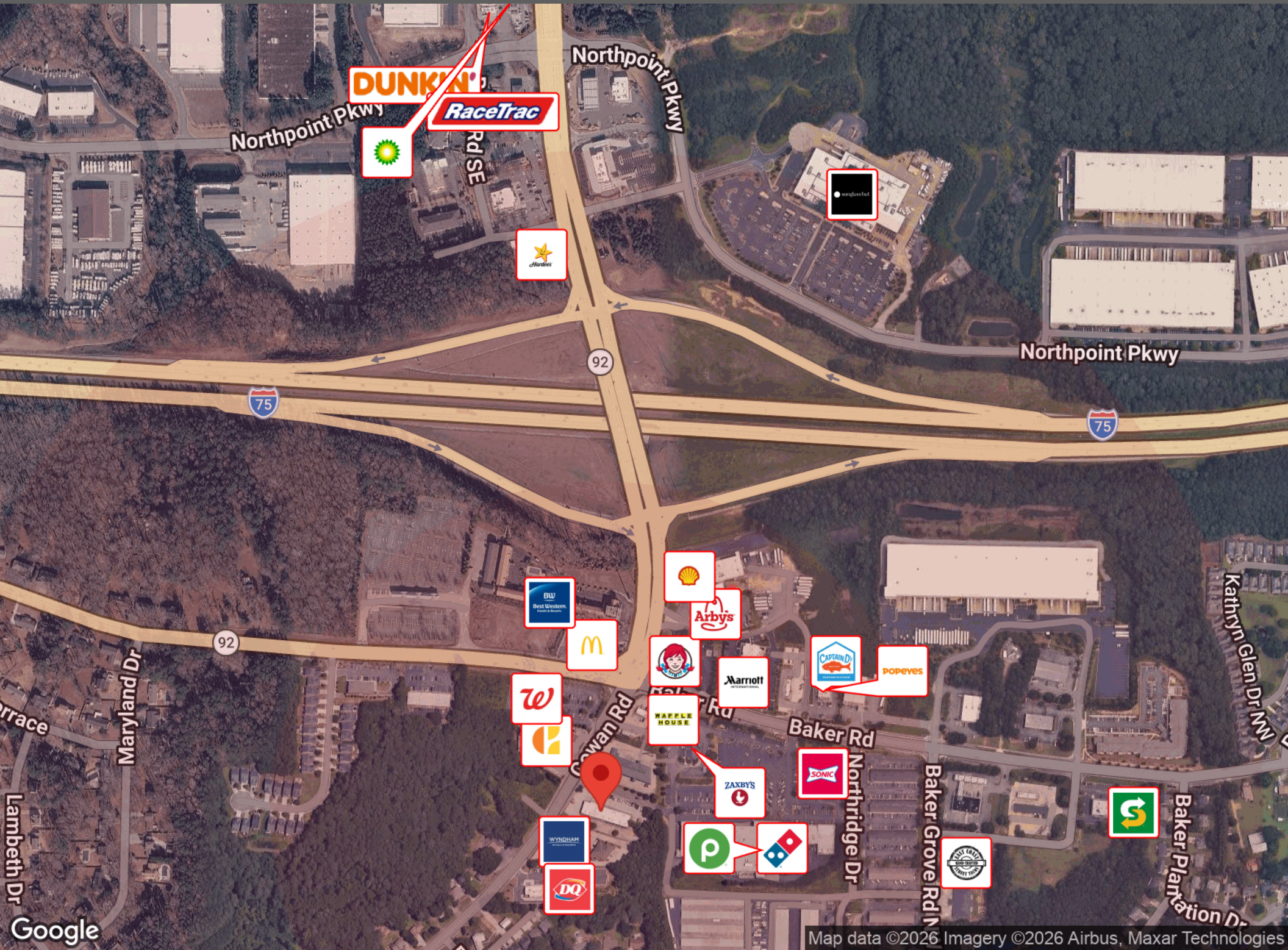
- Open COAM contract
- 10% Vape Allowed

Suite 140

1,500 sq ft for lease - NNN

\$25 psf/yr +4.50 psf CAM = \$3,687.50 per month





DUNKIN'

RaceTrac



92



Trace

Maryland Dr

Lambeth Dr

Google

Cawan Rd

Baker Rd

Baker Rd

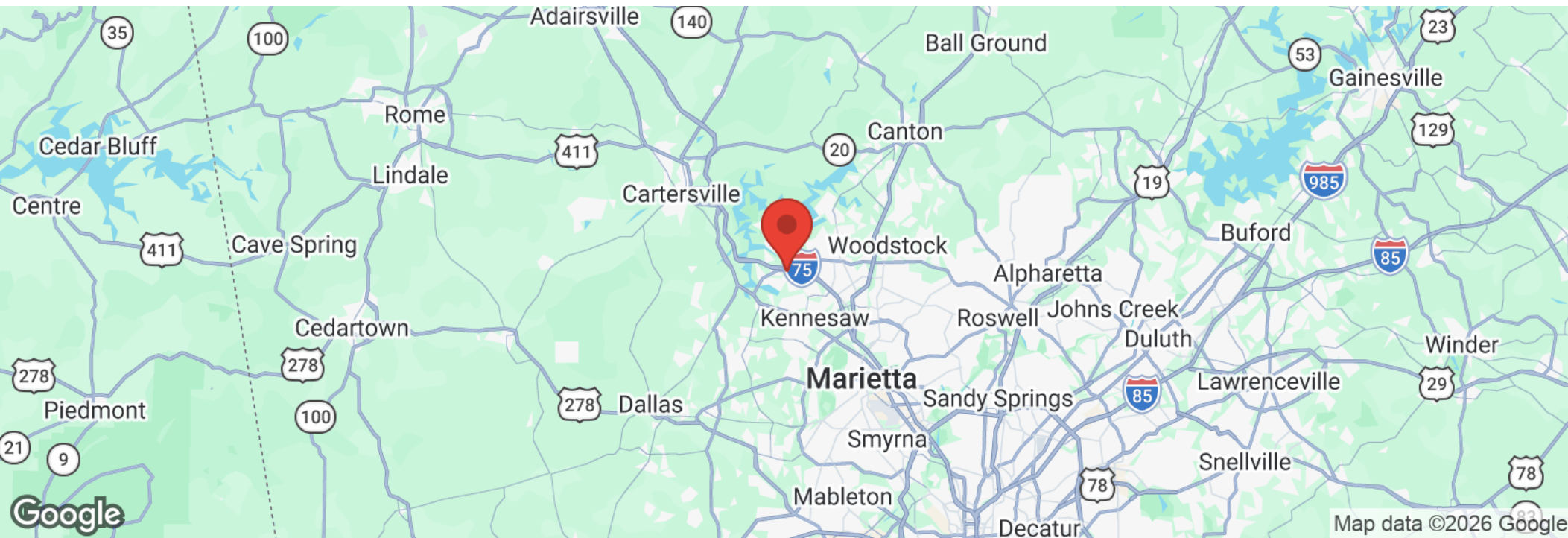
Northridge Dr

Baker Grove Rd

Kathryn Glen Dr NW

Baker Plantation Dr

AREA OVERVIEW



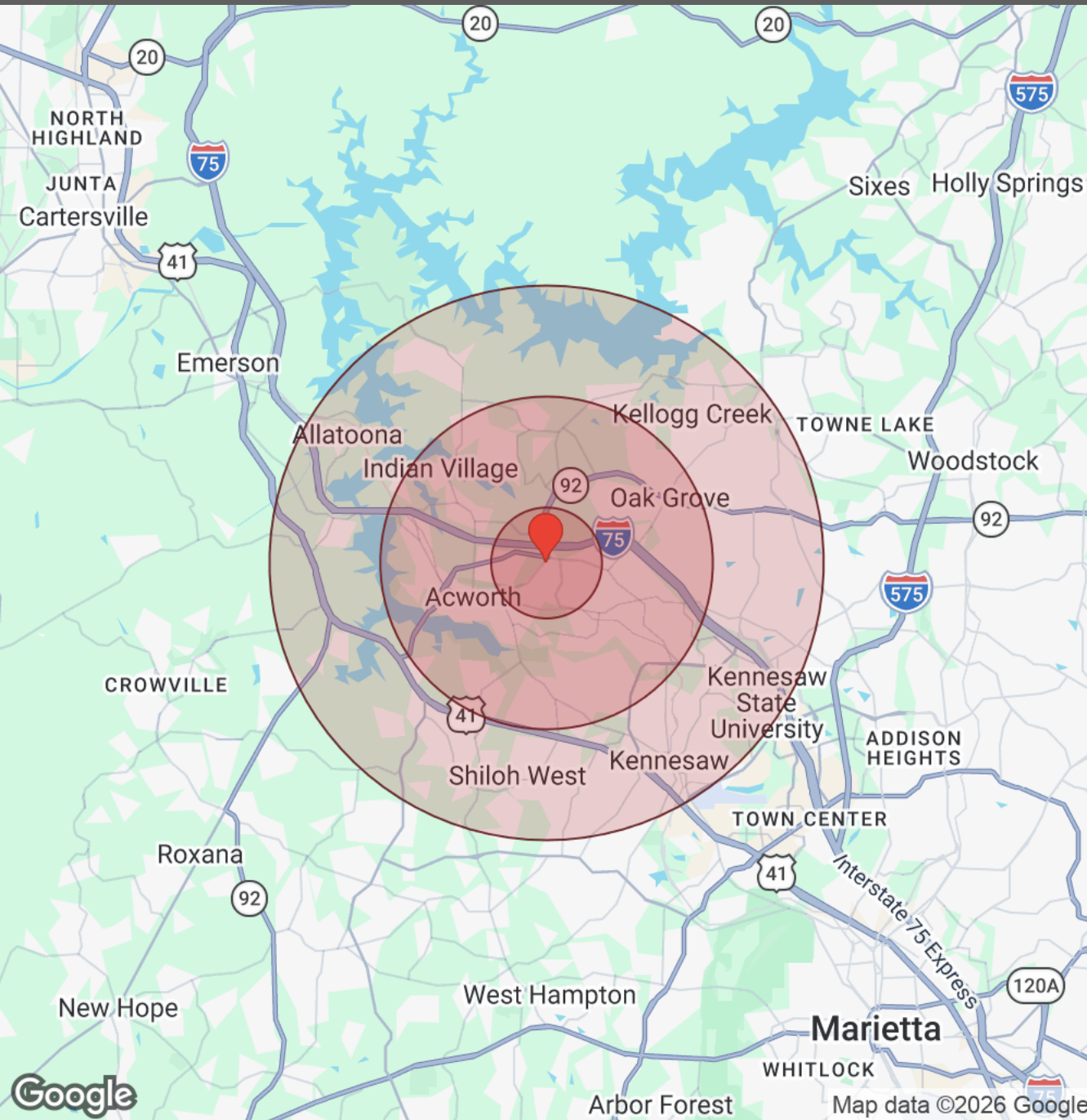
ACWORTH, GA

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.



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DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,533	29,515	66,805
Female	5,188	31,536	69,057
Total Population	9,721	61,050	135,862

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,709	34,066	79,737
Black	2,803	13,889	27,363
Am In/AK Nat	10	55	122
Hawaiian	2	12	27
Hispanic	1,554	8,144	18,640
Asian	400	3,254	6,399
Multiracial	215	1,471	3,193
Other	30	153	367

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,001	23,781	53,332
Occupied	3,798	22,588	50,888
Owner Occupied	2,162	16,591	34,341
Renter Occupied	1,636	5,997	16,547
Vacant	204	1,193	2,444

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,811	11,147	23,480
Ages 15 - 24	1,384	8,210	20,696
Ages 25 - 54	4,102	25,720	55,378
Ages 55 - 64	1,125	7,756	17,244
Ages 65+	1,300	8,217	19,064

Income	1 Mile	3 Miles	5 Miles
Median	\$81,048	\$97,029	\$96,248
Under \$15k	273	1,328	3,236
\$15k - \$25k	216	891	2,018
\$25k - \$35k	209	1,074	2,492
\$35k - \$50k	354	1,787	4,171
\$50k - \$75k	700	3,447	7,548
\$75k - \$100k	601	3,141	7,036
\$100k - \$150k	782	5,176	11,234
\$150k - \$200k	403	2,916	6,439
Over \$200k	257	2,829	6,715

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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