

PROJECT HIGHLIGHTS

FOR LEASE: A 5,950 SF new strip center development off Cobb Pkwy N in Acworth, GA.

The property is up the street from the **Lakeside Marketplace (3.6 million annual visits)** and **Butler Creek Shopping Center (1.9 million annual visits)** with retailers such as: Kroger, Target, ULTA, Ross, Five Below, Lowe's and Michaels.

The property is located at a lighted intersection and has multiple access points including full access off Mars Hill Rd.

The area has strong average household incomes of \$123,694 and great exposure with a daytime employment of 31,760 people within 5 miles.



TRAFFIC COUNTS
33,177 VPD – Cobb Pkwy

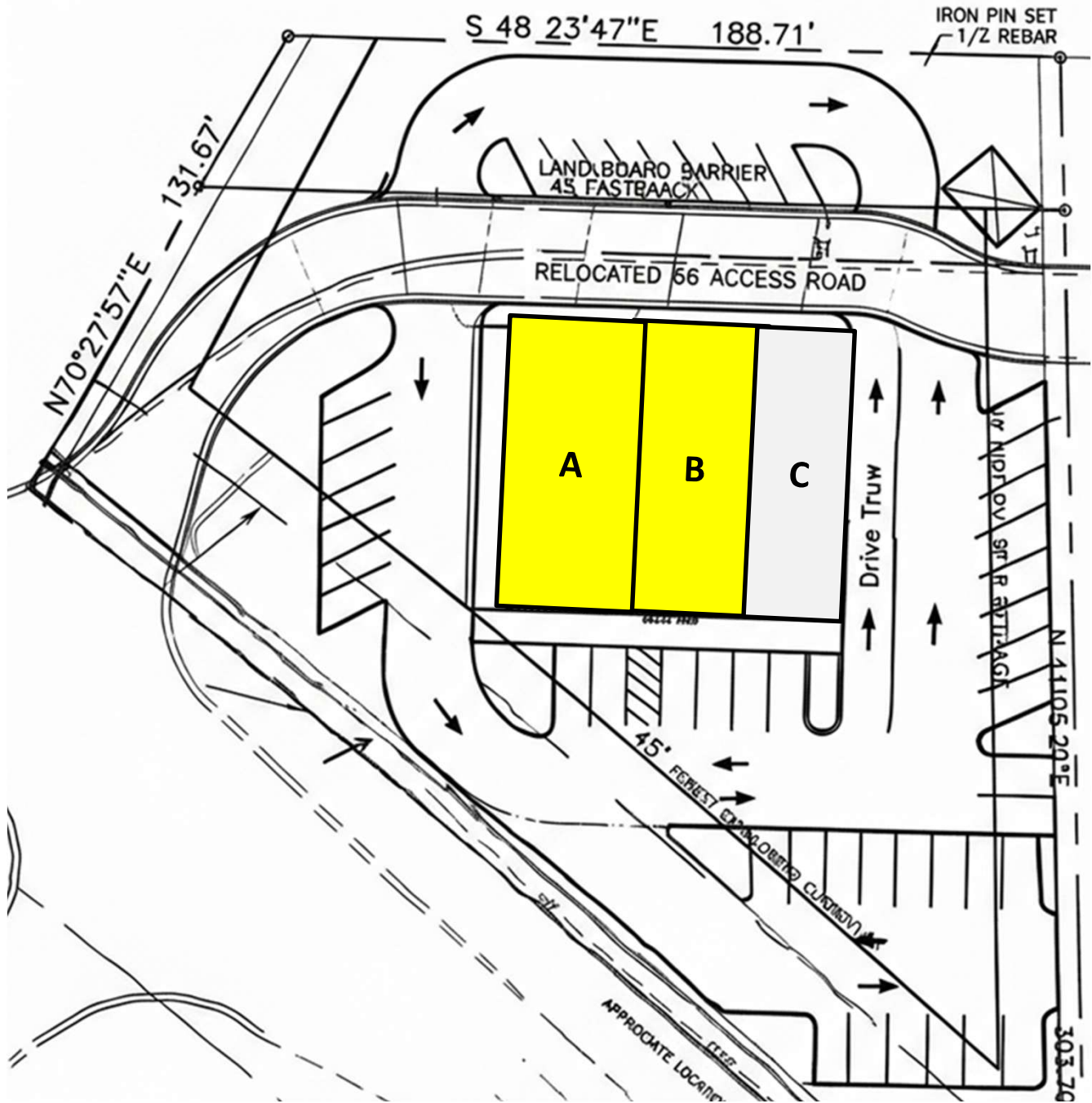
Total Population:
Daytime Employment:
Avg. HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	3,445	41,044	127,748
Daytime Employment:	4,038	14,130	31,760
Avg. HH Income:	\$122,820	\$114,176	\$123,694

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.







SUITE	TENANT	DIMENSION	SIZE (SF)
A	AVAILABLE	35' x 70'	2,450
B	AVAILABLE	26' x 70'	1,820
C	DEAL PENDING (Coffee)	24' x 70'	1,680