

Education  
Investment Opportunity

# Daycare Facility in Cobb County

3030 Cobb Parkway, Kennesaw, GA 30152

Well-established daycare facility in highly desirable Kennesaw neighborhood is available for purchase. Built in 2010, the building features multiple open spaces, outdoor play area, and ample parking. Positioned on over 1.5 acres, the highly visible property fronts Cobb Parkway (36,730 AADT) and is located next the Kennesaw Charter Science and Math Academy.

## FEATURES

- 12,500 SF freestanding day care facility on ±1.51 acres
- Well-kept daycare operator since 2010
- Potential sale-leaseback opportunity:
  - \$22.00 NNN Rate
  - 10+ Year Term
  - \$275K NOI / 6.875% Cap Rate



Excellent  
Condition



Established  
Daycare



Open Spaces



HVAC Zones



Playground



Car & Bus  
Parking

Listing Price:

# \$4,000,000

Contact us:

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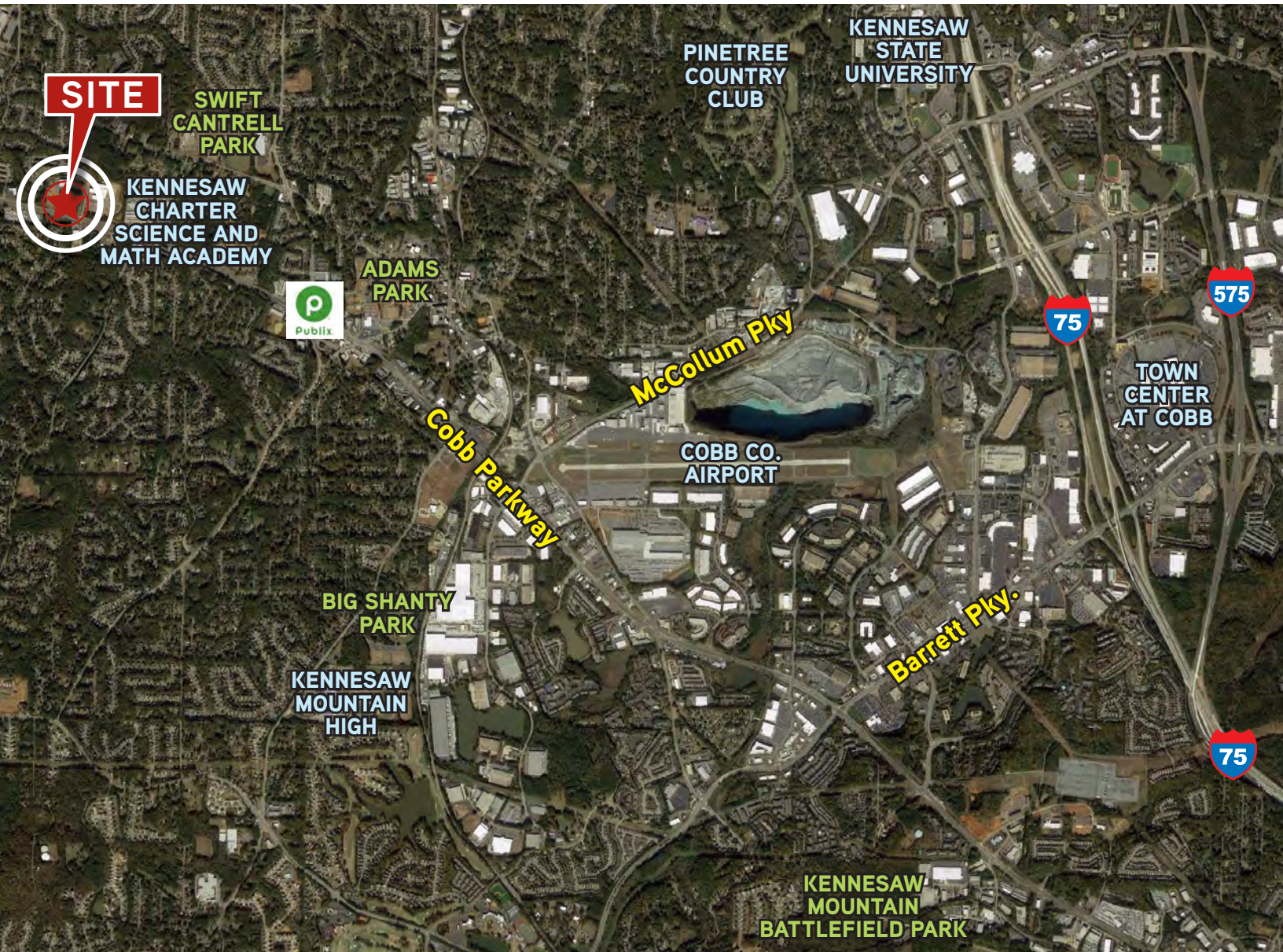




CLOCKWISE FROM TOP:  
Aerial View // Shipping // Warehouse



## Location Maps



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PLAT MAP



### Area Demographics

	1-Mile	3-Mile	5-Mile
Population	9,936	71,988	156,871
2023 Population Est.	10,707	78,673	173,400
Bachelor's Degree Holder % for Ages 25+	31.1%	28.4%	28.9%
Population % Ages 0-4	6.1%	6.2%	5.7%
Average HH Income	\$94,859	\$96,630	\$102,340

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