

# VILLAGE GRAND SHOPPING CENTER

20,350± SF SHOPPING CENTER | KENNESAW, GA (ATLANTA MSA)

**FOR SALE: SHOPPING CENTER INVESTMENT OPPORTUNITY**



## VILLAGE GRAND SHOPPING CENTER

3103 Cobb Pkwy N. | Kennesaw, GA 30152

20,350 Square Feet      2.44 Acre Site

Built in 2002      82% occupied

**NOI: \$322,293      Price: CALL**

- **Great demographics:** over \$90,000 Average Household Income; 64,000 people; 7% population growth over the next 5 years in a 3 mile radius.
- **High Traffic Location:** between 31,000 and 41,000 cars per day at this spot on Cobb Pkwy.
- **Seasoned, successful rent roll with conservative rents in place.**
- **Great Site Characteristics:** Ample frontage & visibility, sharing signalized access with Walmart, the world's #1 retailer.
- **Metro Atlanta, the Capital of the Southeast: #2 in the Nation in Job Growth, #4 in Population Growth.**



## CONTACT US

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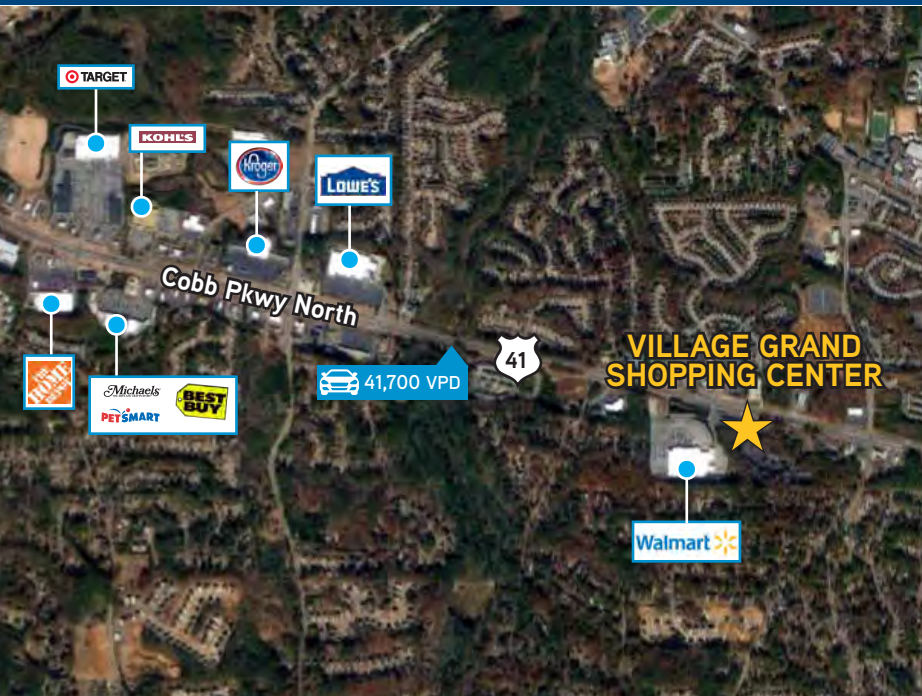
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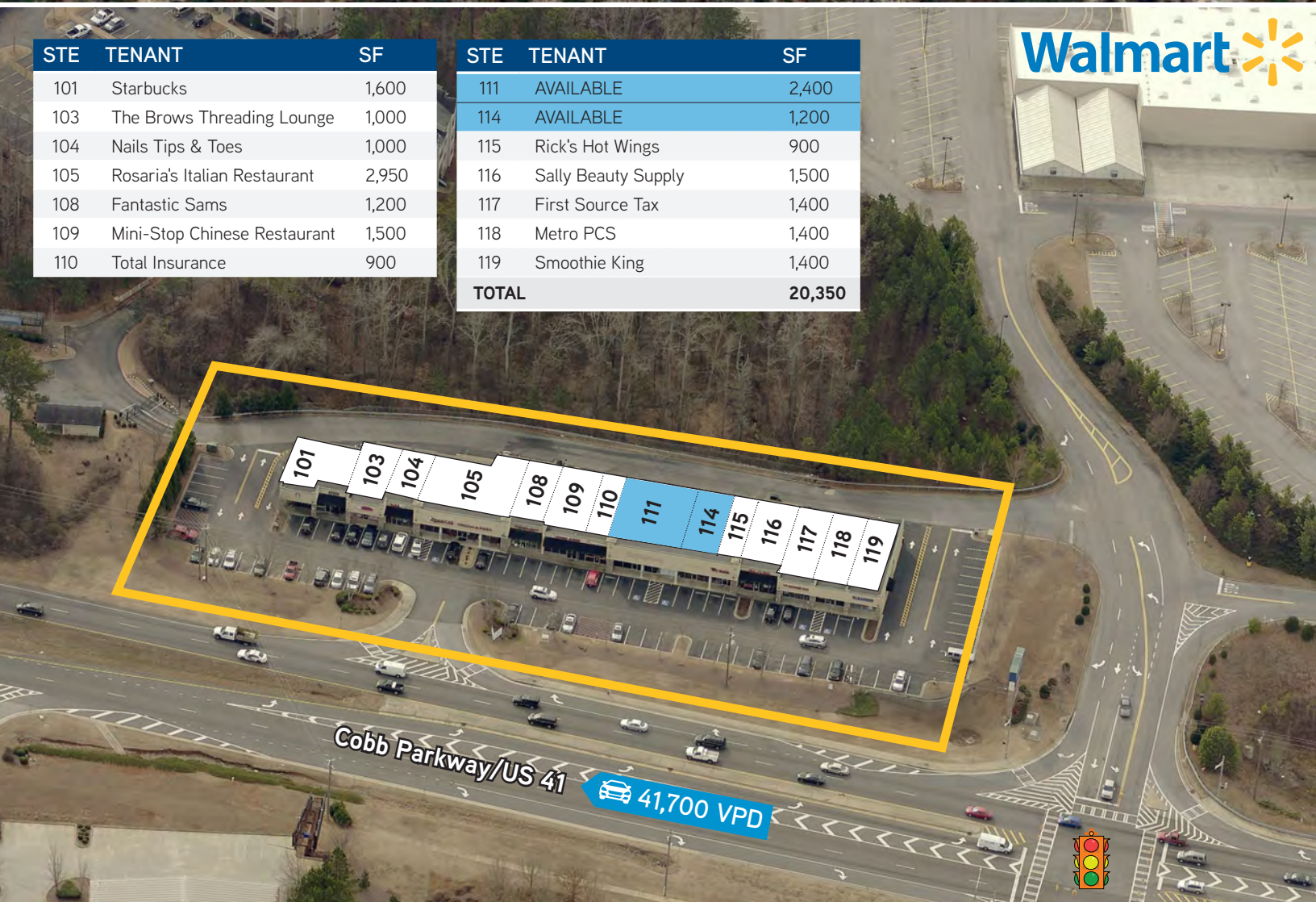
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DEMOGRAPHICS OVERVIEW			
RADIUS (MILES)	1-MILE	3-MILE	5-MILE
POPULATION			
2016 Estimated Population	9,556	64,480	145,691
2021 Projected Population	10,537	70,616	160,561
Change 2016 - 2021	10.27%	9.52%	10.21%
Median Age	36.3	35.7	35.0
HOUSEHOLDS			
2016 Est. Households	3,442	22,382	51,421
2021 Proj. Households	3,924	24,950	57,912
Change 2016 - 2021	14.02%	11.47%	12.62%
INCOME			
Average Household Income	\$85,991	\$90,408	\$96,032
Median Household Income	\$71,926	\$73,685	\$73,134
Per Capita Income	\$30,977	\$31,410	\$34,138

STE	TENANT	SF
101	Starbucks	1,600
103	The Brows Threading Lounge	1,000
104	Nails Tips & Toes	1,000
105	Rosaria's Italian Restaurant	2,950
108	Fantastic Sams	1,200
109	Mini-Stop Chinese Restaurant	1,500
110	Total Insurance	900

STE	TENANT	SF
111	AVAILABLE	2,400
114	AVAILABLE	1,200
115	Rick's Hot Wings	900
116	Sally Beauty Supply	1,500
117	First Source Tax	1,400
118	Metro PCS	1,400
119	Smoothie King	1,400
TOTAL		20,350



INVESTMENT PROPERTY FOR SALE | VILLAGE GRAND

SOUTHEAST RETAIL INVESTMENT SALES

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