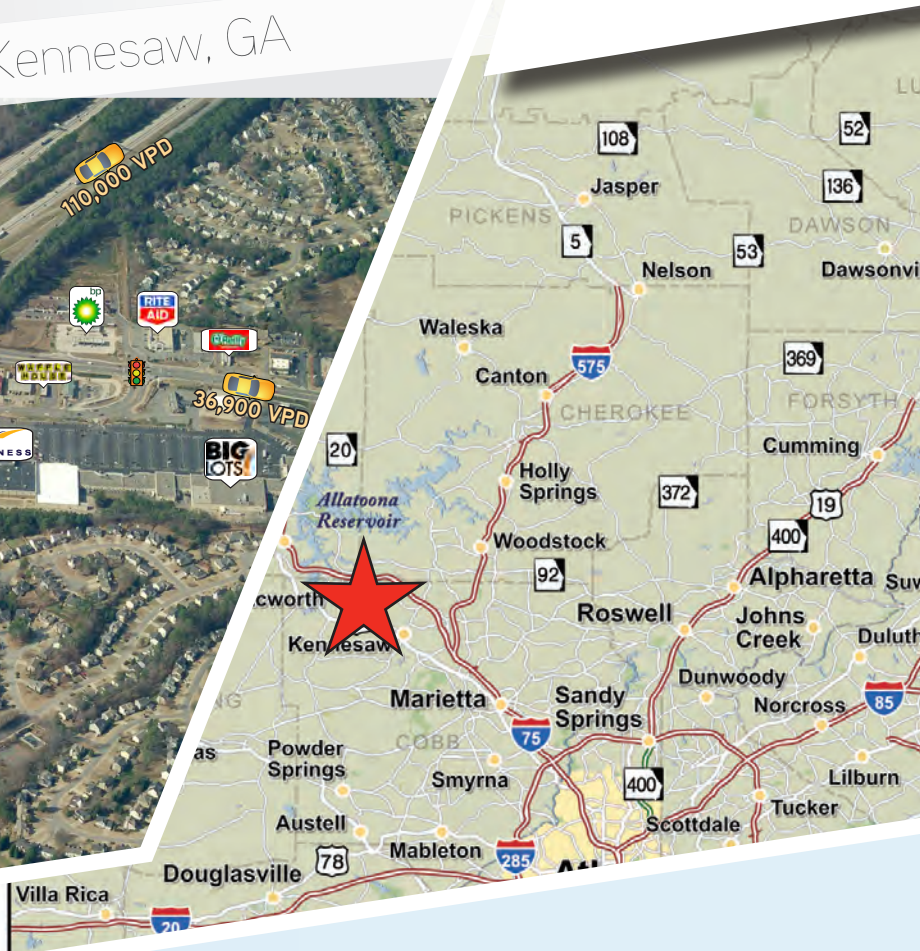
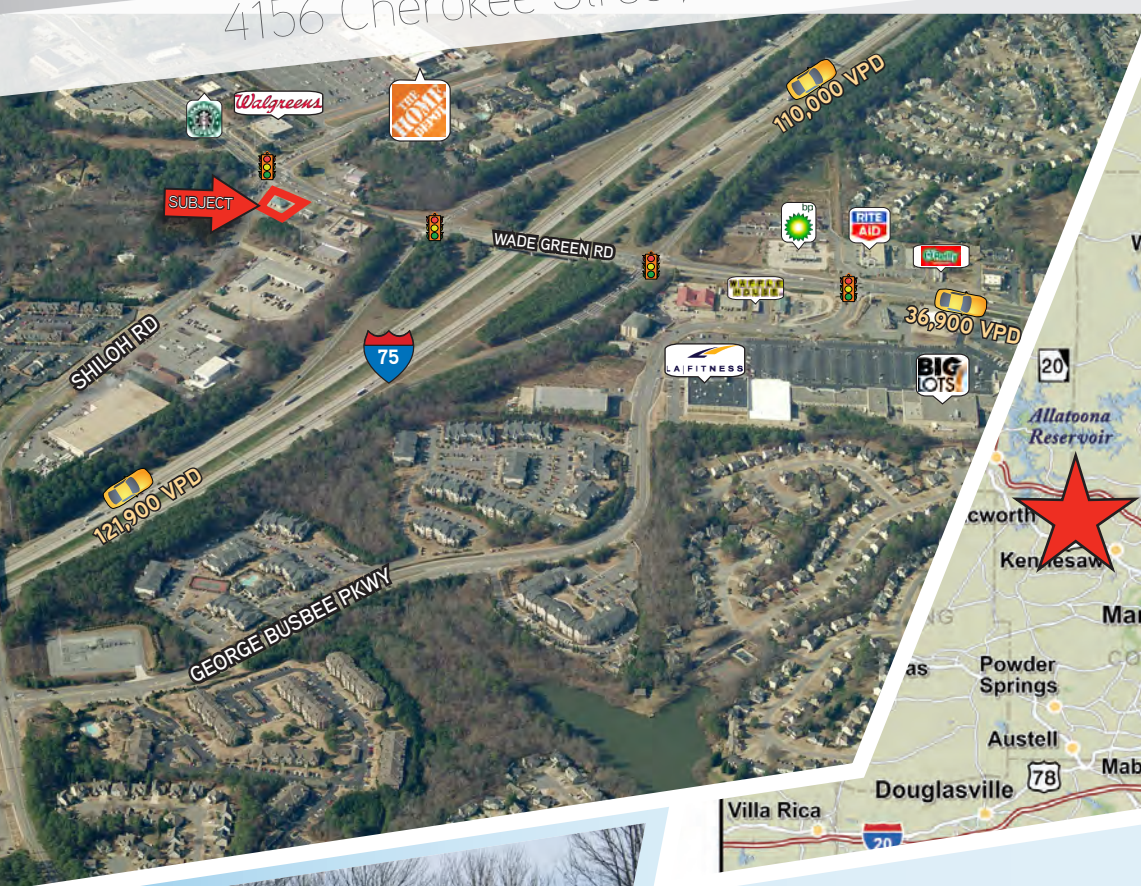


FOR SALE > FREESTANDING BUILDING



FORMER JIFFY LUBE BUILDING

4156 Cherokee Street, Kennesaw, GA



OVERVIEW

Located one block south of major Interstate 75 in the affluent community of Kennesaw, Georgia, at the signalized intersection of Wade Green Road/Cherokee Street and Shiloh Road. This property offers excellent visibility and access in the growing market. The major retailers within close proximity of this property include, Home Depot, Kroger, LA Fitness, Dollar Tree, and Big Lots.

AVAILABLE SPACE

- > 1,224± SF / 0.47± AC

TRAFFIC COUNTS (2016)

- > 35,100 VPD on Cherokee Street south of I-75
- > 36,900 VPD on Wade Green Road north of I-75
- > 121,900 VPD on I-75 south of Wade Green Road
- > 110,000 VPD on I-75 north of Wade Green Road

DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	10,370	76,213	180,638
HOUSEHOLDS	3,623	26,816	66,292
AVERAGE HH INCOME	\$80,029	\$83,440	\$84,764
# OF EMPLOYEES	4,135	41,901	86,339

For more information, please contact:

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FOR SALE

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