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# PRIME RETAIL DEVELOPMENT

*BUILD-TO-SUIT  
OR GROUND LEASE*

**AVAILABLE PAD  
±1.2 AC**

*Building can be delivered  
to Tenant's Work Letter*



**626,000  
YEARLY VISITORS**

**Shiloh Square Shopping Center**

- Iora Primary Care
- Metro Beauty Supply
- Philly Connection
- American Deli
- Prince Palace Indian Bistro
- Hamada Japanese Grill & Sushi
- The Dragonfly Lounge
- YouFit Gyms
- Taste of Chicago
- Win Condition Games



**853,000  
YEARLY VISITORS**



**Jiles Rd.  
35,200 VPD**



**699,300  
YEARLY VISITORS**

**MAJOR MARKET TRAFFIC DRIVERS**



**699,300  
YEARLY VISITORS**



**853,000  
YEARLY VISITORS**



**626,000  
YEARLY VISITORS**

- Imperial Imaging Technology
- Dangling Carrot Creative
- Kennesaw Ridge
- Madico Window Film Southeast Service Center
- Ninth Inning Baseball Kennesaw
- Kuroda Jenatec, Inc.

Credit Union of Georgia

**EXPRESS OIL CHANGE**  
NOW OPEN

**POPEYES**  
LOUISIANA KITCHEN  
UNDER CONSTRUCTION

Motor On Car Care

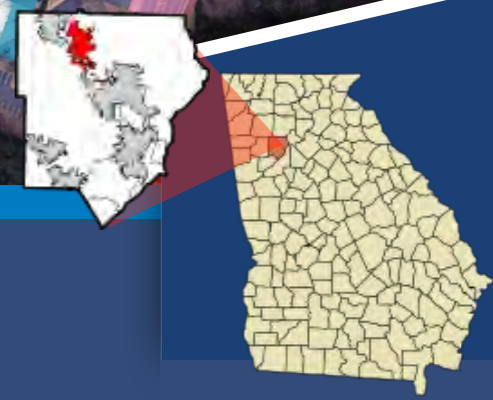
Debra Godwin  
Nurse practitioner

Roots Wellness Center, LLC

Ahern Rentals



**DISTRIBUTION CENTER**





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# MARKET OVERVIEW



Kennesaw is a North-Central suburb of Atlanta, Georgia incorporated in 1887 with a current population of nearly 35,000. Situated at the Southern Tip of the Appalachian Mountains, Kennesaw gained national notoriety in 1982 when the city unanimously passed a law requiring "every head of household to maintain a firearm together with ammunition." While this law is not actively enforced, the burglary rate and crime rate dropped after passage. Recently in 2019, Kennesaw established an Entertainment District downtown allowing visitors to drink alcoholic beverages while walking around and exploring the local downtown.

With an unemployment rate of 3.1%, Kennesaw is beneath the national average demonstrating a ready and willing workforce. Kennesaw State University is the largest university in Georgia with a student body population exceeding 42,000. The downtown area features the Smithsonian-affiliated Southern Museum focused on Civil War history and the Smith-Gilbert Gardens, a 17-acre garden, drawing tourists from all over the area.



Kennesaw State University is a public institution that was founded in 1963. It has a total undergraduate enrollment of 42,000, its setting is suburban, and the campus size is 602 acres. It utilizes a semester-based academic calendar. Kennesaw State University's ranking in the 2022 edition of Best Colleges is National Universities, #299-391.



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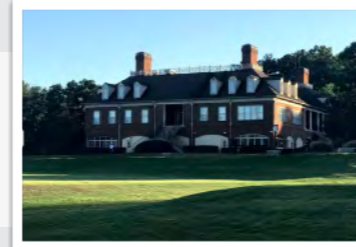
- CLOSE PROXIMITY TO HOUSEHOLDS & SCHOOLS**
- STRONG CAR TRAFFIC**
- KENNESAW STATE UNIVERSITY**  
42,000 Students
- RETAIL CENTER OF GRAVITY CLOSE PROXIMATION**
- HIGH DENSITY POPULATION**  
188,377 within a 5 mile radius
- GREAT ACCESS TO I-75**  
VPD - 130,000
- ALL UTILITIES AVAILABLE**
- LOCATED NEAR EMPLOYMENT OPPORTUNITIES**



**amazon**  
DISTRIBUTION CENTER



**RESIDENTIAL**  
WEST 22 - 245 Units



**PINETREE COUNTRY CLUB**

**SURROUNDING RETAILERS & BUSINESSES**

**TRAFFIC COUNTS**

I-75 130,000 VPD | Jiles Rd. 35,200 VPD

**AREA HIGHLIGHTS**

**DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS**

- » Strategically positioned across from Publix, Kroger and in front of Amazon distribution center.
- » National credit retailers in the immediate trade area include Publix, Starbucks, Dollar Tree, Big Lots, Starbucks, Dunkin', Racetrac McDonald's and more

**KENNESAW, GA - DESIRABLE & AFFLUENT SUBURB OF ATLANTA**

- » Over \$92,000 average household income within 3-mile radius
- » Populated trade area with over 188,377 residents and over **137,568 daytime employees within a 5 mile radius**
- » A+ Visibility with High Traffic Count (**35,200 VPD on Jiles Rd.**)
- » Close proximity to residential developments, schools, parks, and venues draws high volume of potential customers
- » Well located in a rapidly growing area with strong household incomes.
- » Convenient Access To Major High Way I-75 - (**130,000 VPD**) and I-575 and only minutes to Kennesaw State University.

**WITHIN 2 MILES FROM KENNESAW STATE UNIVERSITY (42,000 STUDENTS)**

- » Kennesaw is one of Atlanta's premier and desired suburbs.
- » Kennesaw State University has approximately 42,000 students and is one of the largest Universities in the State of Georgia
- » Ideal consumer base for the tenant



**853,000**  
YEARLY VISITORS



**626,000**  
YEARLY VISITORS



**699,300**  
YEARLY VISITORS

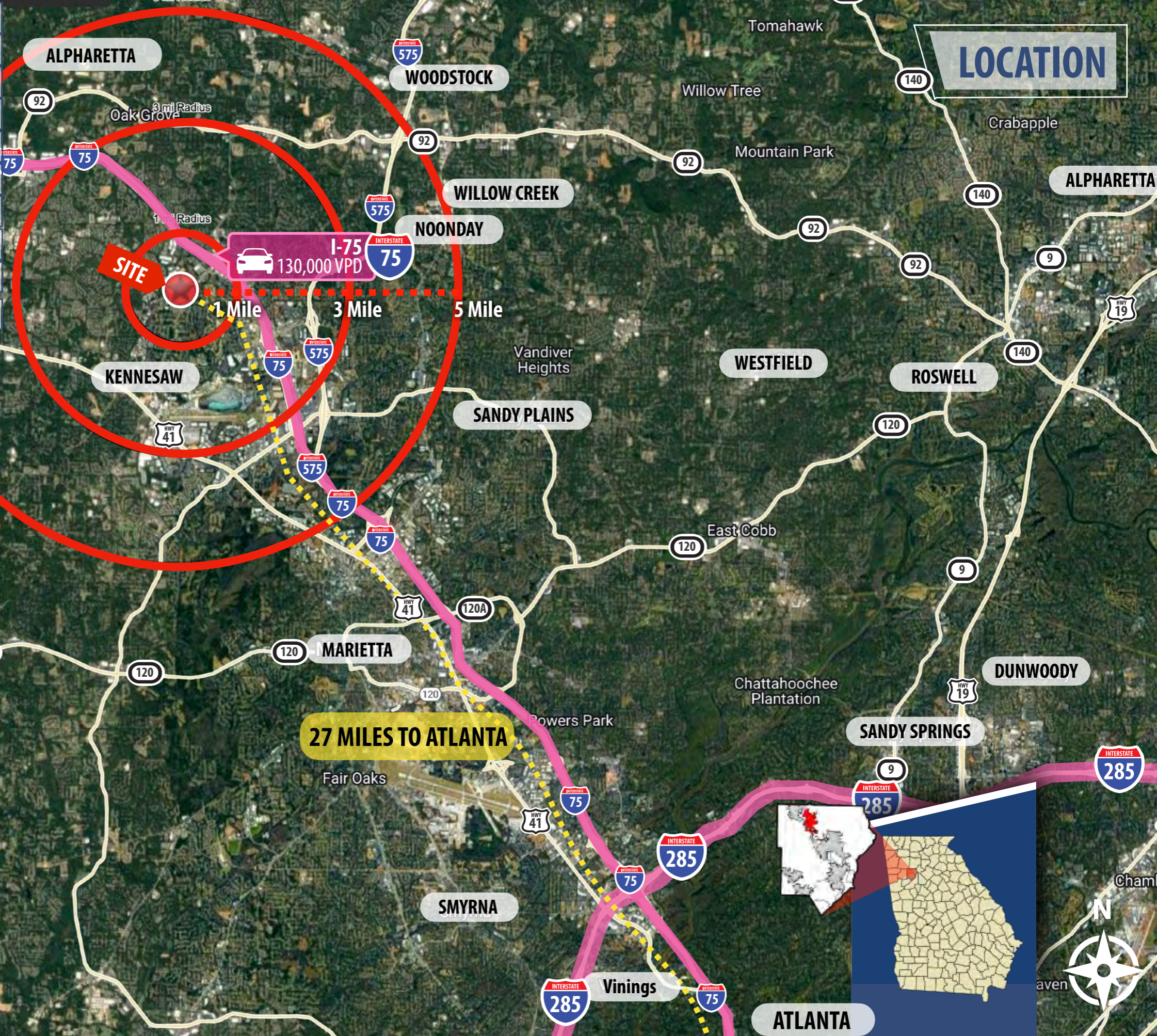


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CLICK HERE TO ZOOM IN

# LOCATION



**SITE**

I-75 130,000 VPD

1 Mile 3 Mile 5 Mile

27 MILES TO ATLANTA





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ALPHARETTA

WOODSTOCK

# LOCATION

INTERSTATE 75  
 I-75  
 130,000 VPD



### MAJOR MARKET TRAFFIC DRIVERS

<b>Publix</b> 699,300 YEARLY VISITORS	<b>Kroger</b> 853,000 YEARLY VISITORS	<b>HOME DEPOT</b> 626,000 YEARLY VISITORS
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POWDER SPRINGS

Vinings

ATLANTA





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# Market Aerial

INTERSTATE 75 I-75  
130,000 VPD

401

INTERSTATE 75

Larry McDonald Memorial Hwy

ATLANTA

RESIDENTIAL

Domino's Pizza Distribution Service

Martin Concrete Construction

Southeast Door Technologies



Live More Campervans

R.E. Michel Company

Chemlink Laboratories Inc

**Publix**  
699,300 YEARLY VISITORS

**SUBWAY**

**Kroger**  
853,000 YEARLY VISITORS

**CATO**

**PHILLY CONNECTION**

**YouFit**

**metro**  
by T-Mobile



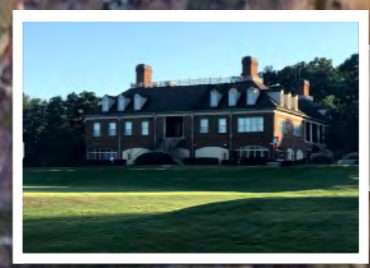
Jiles Rd.  
35,200 VPD



SITE



**amazon**  
DISTRIBUTION CENTER



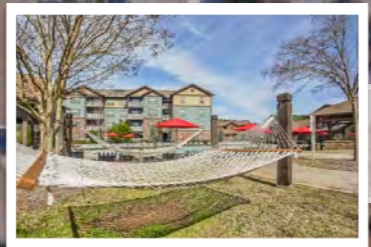
Pinetree Country Club

## MAJOR MARKET TRAFFIC DRIVERS

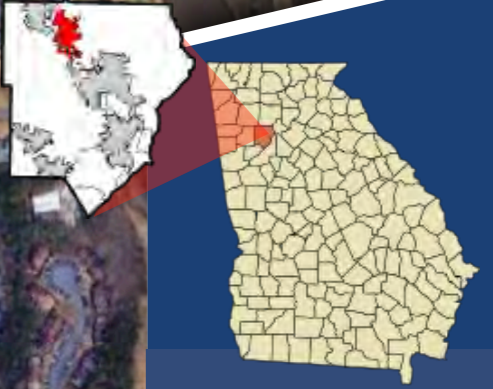
**Publix**  
699,300 YEARLY VISITORS

**Kroger**  
853,000 YEARLY VISITORS

**HOME DEPOT**  
626,000 YEARLY VISITORS



WEST 22  
245 Units





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- Imperial Imaging Technology
- Dangling Carrot Creative
- Kennesaw Ridge
- Madico Window Film Southeast Service Center
- Ninth Inning Baseball Kennesaw
- Kuroda Jenatec, Inc.

# SITE OVERVIEW

- ### Shiloh Square Shopping Center
- Iora Primary Care
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  - The Dragonfly Lounge
  - YouFit Gyms
  - Taste of Chicago
  - Win Condition Games

**853,000**  
YEARLY VISITORS

**Jiles Rd.**  
27,400 VPD

Credit Union of Georgia

**EXPRESS OIL CHANGE**  
10 MINUTE SERVICE  
NOW OPEN

**POPEYES**  
LOUISIANA KITCHEN  
UNDER CONSTRUCTION

**SITE**

±170' ft Frontage

PROPOSED RV/RO

CROSS ACCESS

252' ft



Motor On Car Care

Debra Godwin  
Nurse practitioner

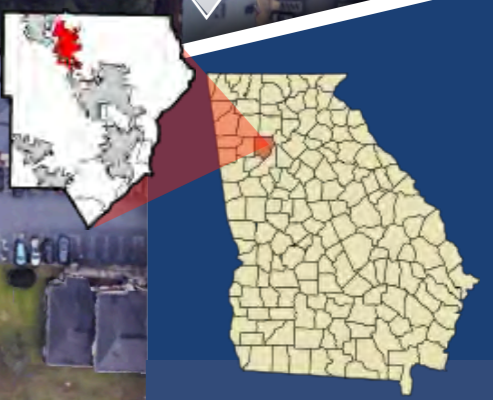
Ahern Rentals

Roots Wellness Center, LLC

### MAJOR MARKET TRAFFIC DRIVERS

- Publix**  
699,300 YEARLY VISITORS
- Kroger**  
853,000 YEARLY VISITORS
- HOME DEPOT**  
626,000 YEARLY VISITORS

**amazon**  
DISTRIBUTION CENTER





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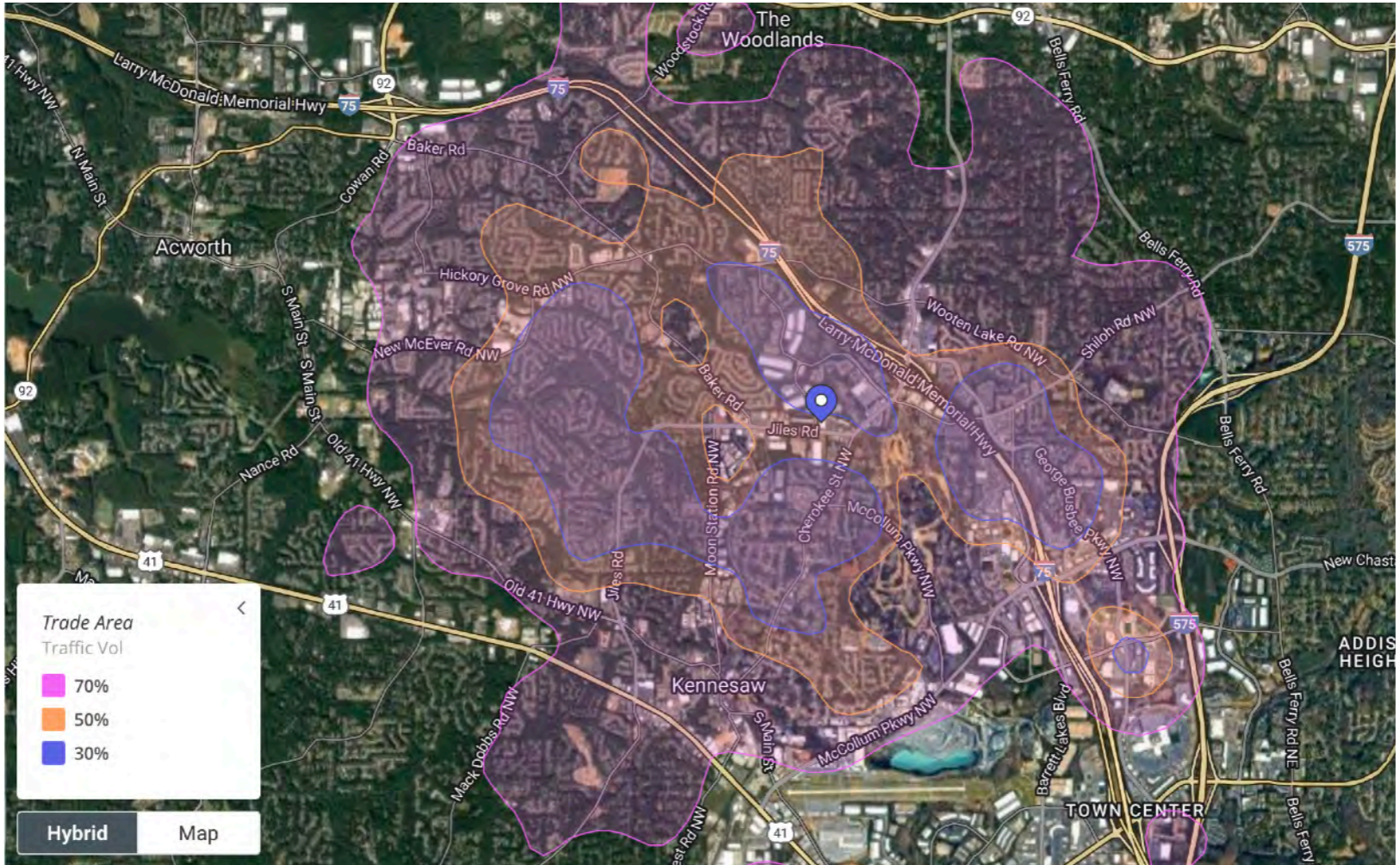


Visits	853.1K	Visit Frequency	5.34
Visits / sq ft	15.29	Avg. Dwell Time	33 min
Visitors	159.6K	Panel Visits	30.7K



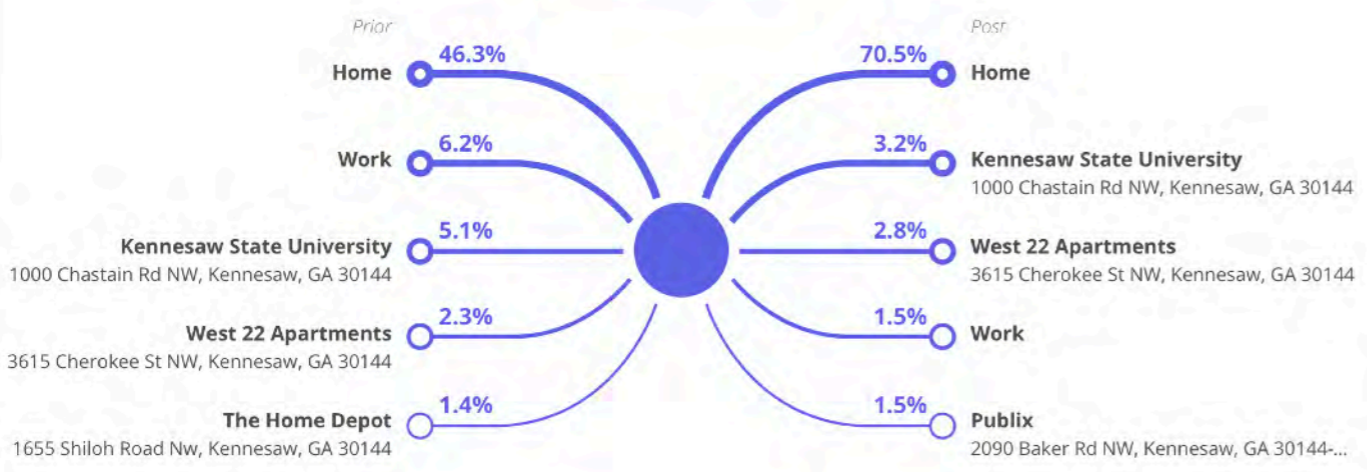
**Publix**  
Click here for Publix Visitors

**HOME DEPOT**  
Click here for Home Depot Visitors



### VISITOR JOURNEY

Kroger / Cherokee St NW



### WEEKLY VISITS



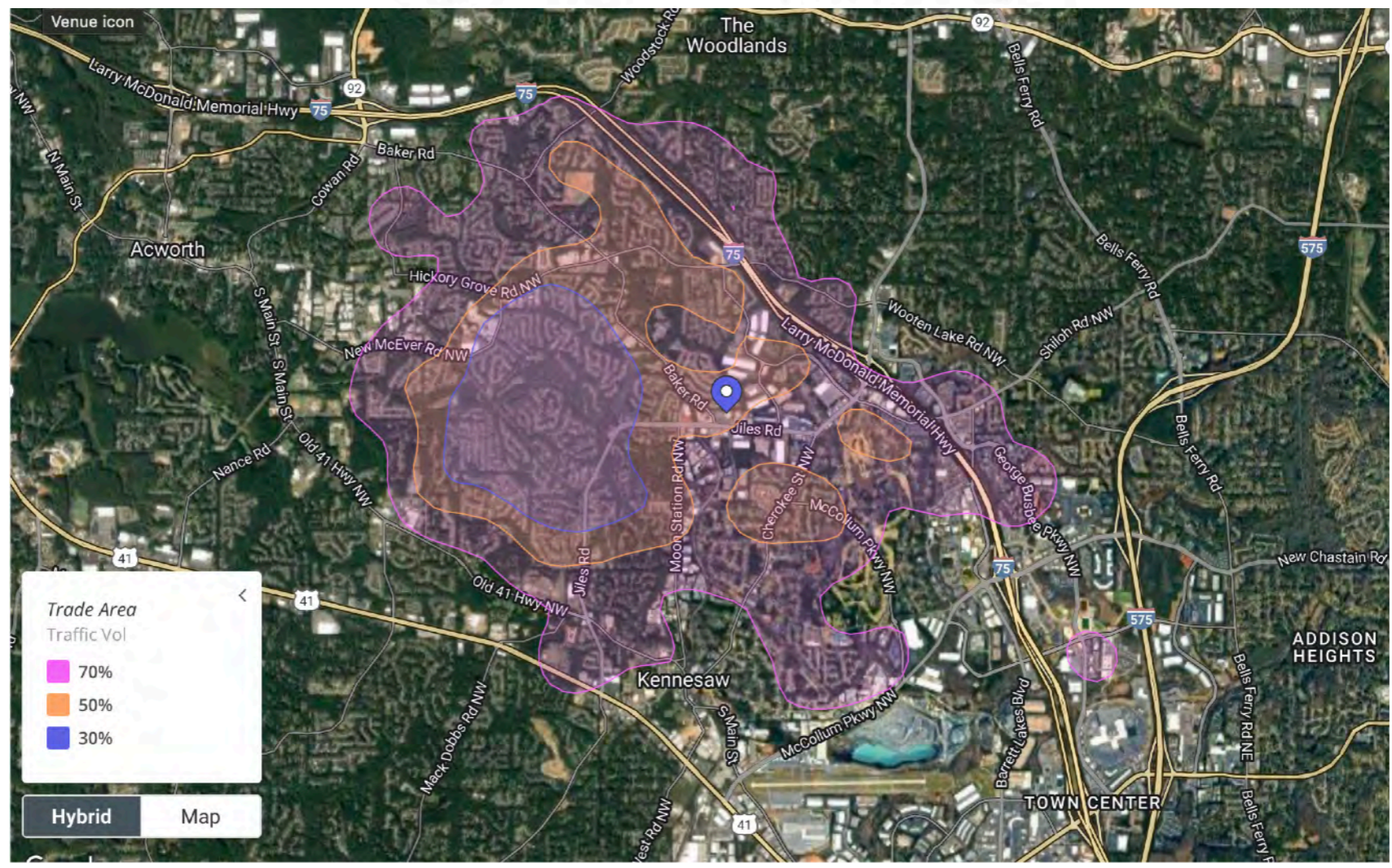


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Visits	474K
Visits / sq ft	9.84
Visitors	87.5K

Visit Frequency	5.46
Avg. Dwell Time	31 min
Panel Visits	17.4K

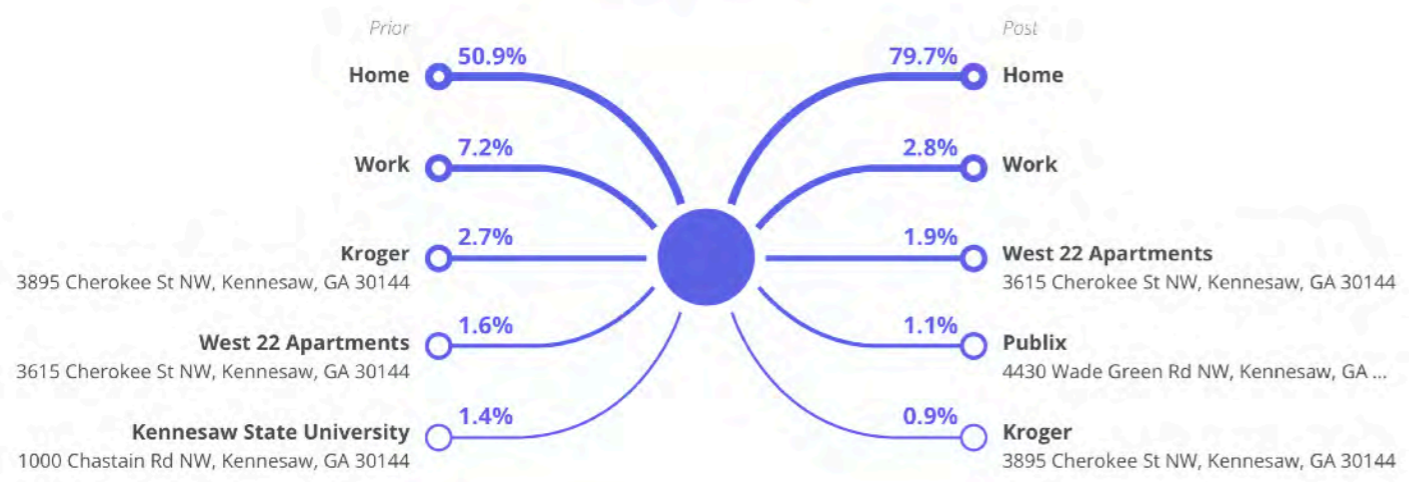


Click here for Kroger Visitors

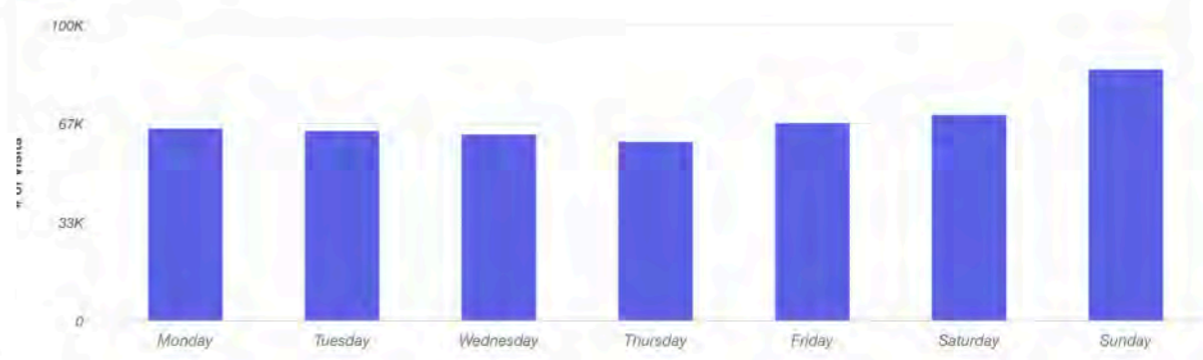
Click here for Home Depot Visitors

## VISITOR JOURNEY

Publix / Baker Rd NW



## WEEKLY VISITS





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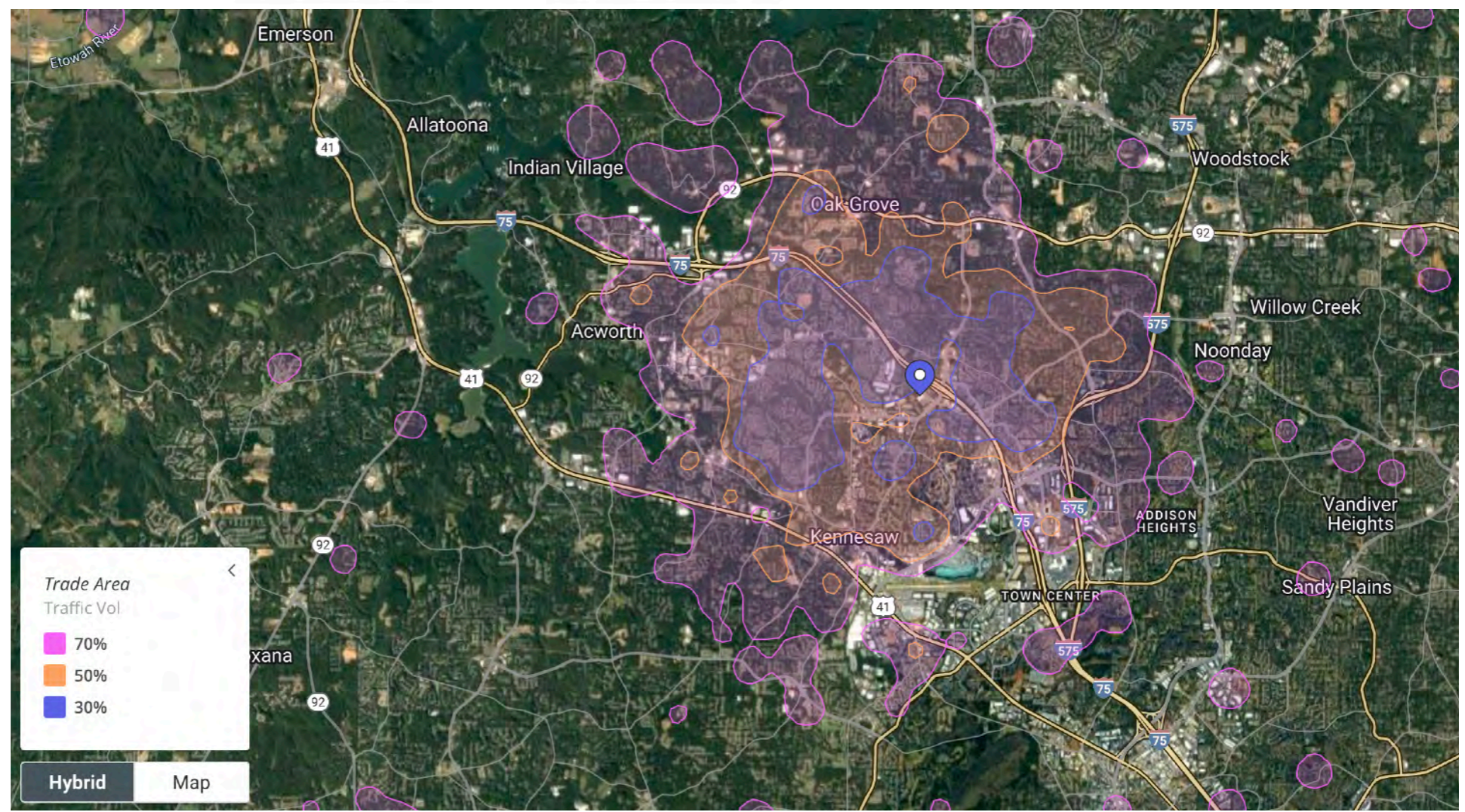


Visits	626K	Visit Frequency	4.01
Visits / sq ft	5.23	Avg. Dwell Time	37 min
Visitors	156K	Panel Visits	23.3K



**Kroger**  
Click here for Kroger Visitors

**Publix**  
Click here for Publix Visitors



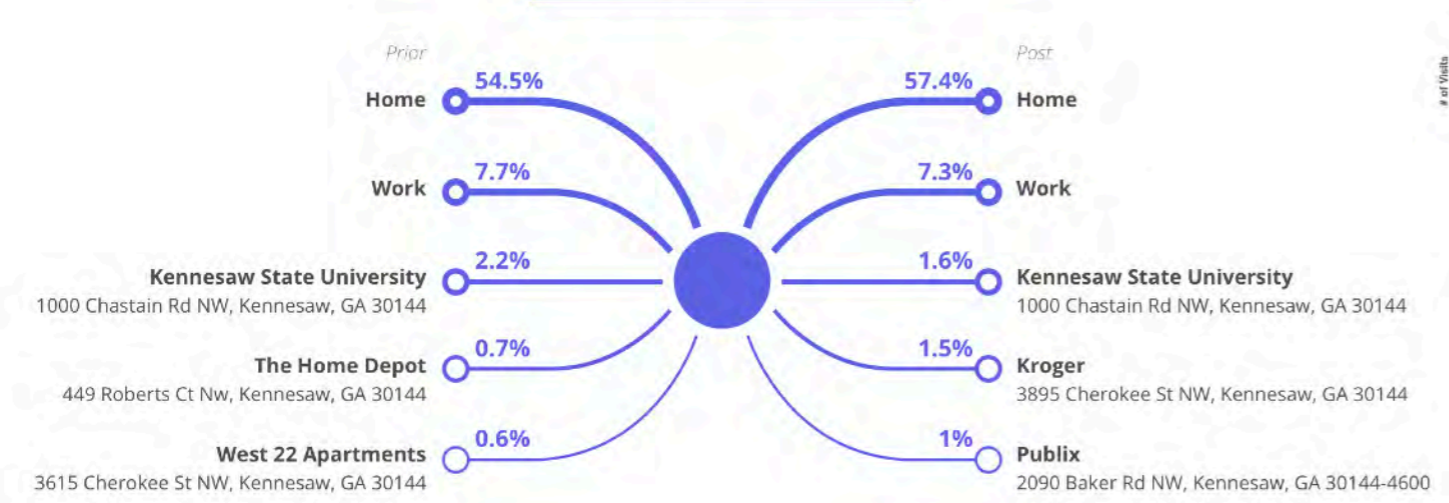
Trade Area Traffic Vol

- 70%
- 50%
- 30%

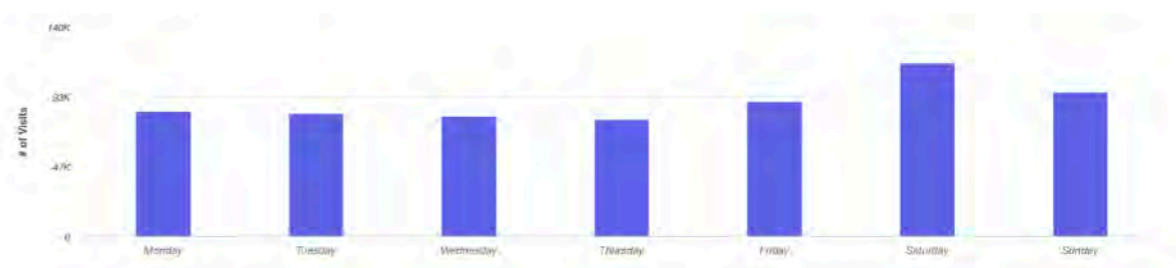
Hybrid Map

### VISITOR JOURNEY

The Home Depot / Shiloh Road Nw



### WEEKLY VISITS





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# DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimated Population	9,136	80,789	188,377
2027 Projected Population	10,323	84,825	201,289
Projected Annual Growth 2022 to 2027	1,187 - 2.6%	4,036 - 1.0%	12,912 - 1.4%






# OF EMPLOYERS	MAJOR EMPLOYERS IN COBB COUNTY, GA
13,799	Cobb County Public Schools
9,900	WellStar Health System
7,800	Lockheed Martin Aeronautical
6,686	The Home Depot, Inc.
5,488	Kennesaw State University
5,001	Cobb County Government
2,765	Six Flags Atlanta Properties
2,600	Publix Super Markets
2,500	Naval Air Station-Atlanta
1,400	IBM Corporation

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Estimated Households	3,676	28,806	69,161
2027 Projected Households	4,245	31,047	75,594

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2022 Estimated Median Household Income	\$63,115	\$81,484	\$81,952

BUSINESSES	1 MILE	3 MILE	5 MILE
2022 Estimated Total Businesses	987	4,941	11,114
2022 Estimated Total Employees	7,620	43,151	90,633

5 Mile Radius

				
<b>\$81,952</b>	<b>188,377</b>	<b>69,161</b>	<b>1.9%</b>	<b>151,531</b>
<b>MEDIAN HH INCOME</b>	<b>POPULATION</b>	<b>HOUSHOLDS</b>	<b>UNEMPLOYMENT RATE</b>	<b>LABOR FORCE</b> <i>Applied Geographic Solutions</i>





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☎ [\(404\) 862-4712](tel:(404)862-4712)

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**Grant Laveson**

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