

- HOME
- MARKET OVERVIEW
- AREA HIGHLIGHTS
- LOCATION
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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**

Domino's Pizza
Distribution Service

Martin Concrete
Construction

Southeast Door
Technologies

R.E. Michel
Company

Chemlink
Laboratories Inc

Live More
Campervans

Chemlink
Laboratories Inc

Imperial Imaging
Technology

Dangling Carrot
Creative

Kennesaw
Ridge

Madico Window
Film Southeast
Service Center

Ninth Inning
Baseball
Kennesaw

Kuroda
Jenatex, Inc.



Credit Union
of Georgia

EXPRESS
OIL CHANGE
30 MINUTE SERVICE

SITE



POPEYES
LOUISIANA KITCHEN
UNDER
CONSTRUCTION

Valvoline



REGIONS

Motor On Car Care

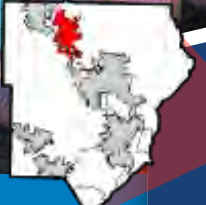
Debra Godwin
Nurse practitioner

Ahern Rentals



amazon
DISTRIBUTION CENTER

Roots Wellness
Center, LLC



HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

MARKET AERIAL

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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



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

LOCATED NEAR 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



699,300
YEARLY VISITORS



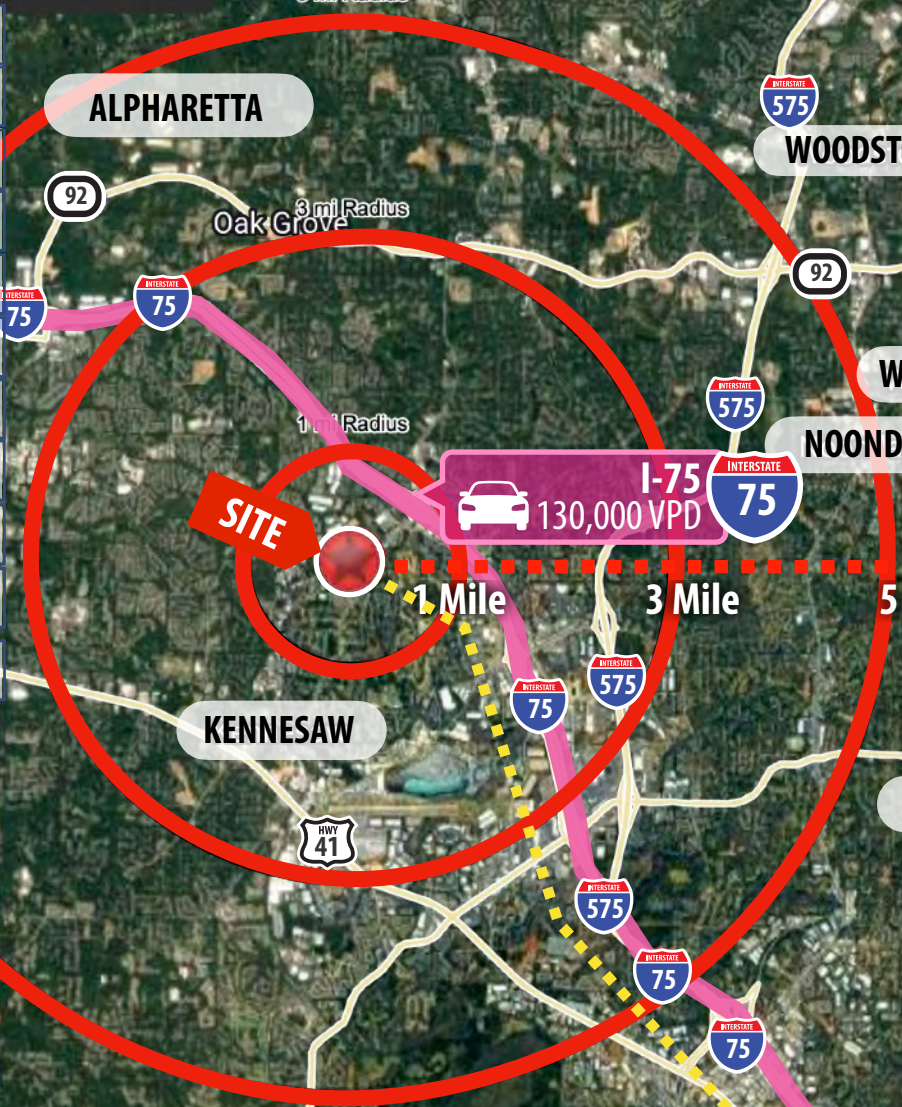
626,000
YEARLY VISITORS

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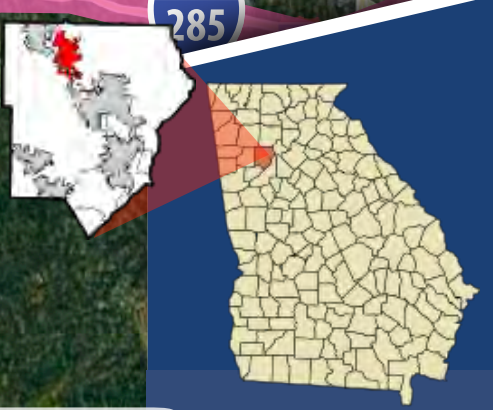
LOCATION

SITE
I-75
130,000 VPD



CLICK HERE TO ZOOM IN

27 MILES TO ATLANTA



POWDER SPRINGS

ATLANTA

ALPHARETTA

WOODSTOCK

WILLOW CREEK

NOONDAY

KENNESAW

SANDY PLAINS

WESTFIELD

ROSWELL

MARIETTA

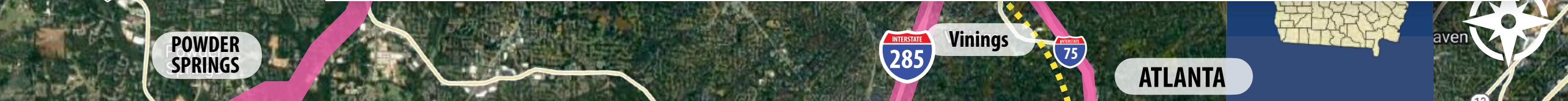
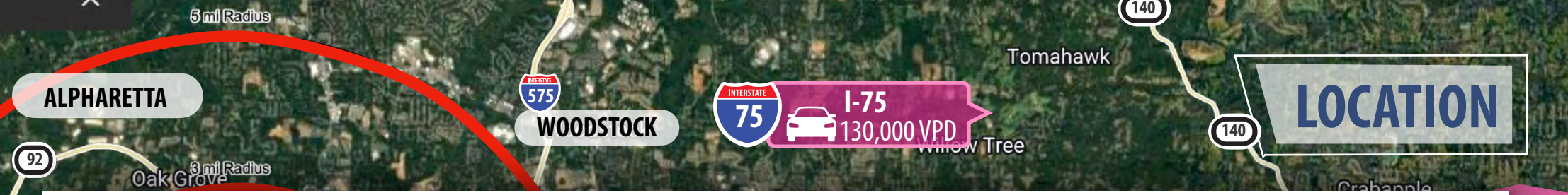
DUNWOODY

SANDY SPRINGS

SMYRNA

Vinings

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Market Aerial

INTERSTATE 75 I-75
130,000 VPD

401

INTERSTATE 75

Larry McDonald Memorial Hwy

ATLANTA

RESIDENTIAL

SITE

Jiles Rd.
35,200 VPD

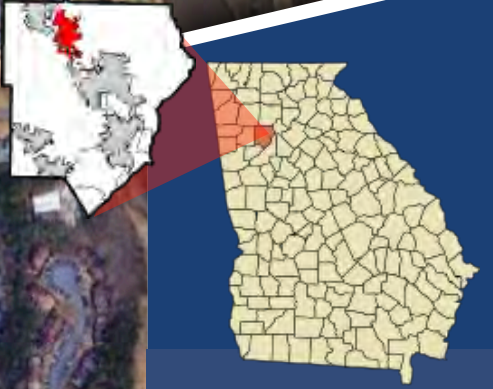
amazon
DISTRIBUTION CENTER

WEST 22
245 Units

Pinetree
Country
Club

MAJOR MARKET TRAFFIC DRIVERS

699,300 YEARLY VISITORS	853,000 YEARLY VISITORS	626,00 YEARLY VISITORS



FedEx Drop Box

UPS Customer Center

Pipeline Packaging

Physician Sales & Services Inc

Live More Campervans

Domino's Pizza Distribution Service

Martin Concrete Construction

Southeast Door Technologies



Live More Campervans

R.E. Michel Company

Chemlink Laboratories Inc

Walgreens
Bojangles

jiffylube

Chevron
TIDAL WAVE AUTO SPA
SUPERCUTS
Publix 699,300 YEARLY VISITORS
SUBWAY

853,000 YEARLY VISITORS



PHILLY CONNECTION

YouFit

metro by T-Mobile

TEXACO

ExtraSpace Storage



LET'S PIZZA
DUNKIN'

EXPRESS OIL CHANGE 10 MINUTE SERVICE



Valvoline

POPEYES LOUISIANA KITCHEN UNDER CONSTRUCTION

FIRST WATCH

AT&T

Pizza Hut

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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
- 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

Kroger

853,000
YEARLY VISITORS

Jiles Rd.
27,400 VPD

Credit Union of Georgia

EXPRESS OIL CHANGE
10 MINUTE SERVICE
NOW OPEN



±170' ft Frontage

PROPOSED RI/RO



Valvoline

252' ft



Motor On Car Care

Debra Godwin
Nurse practitioner

Ahern Rentals

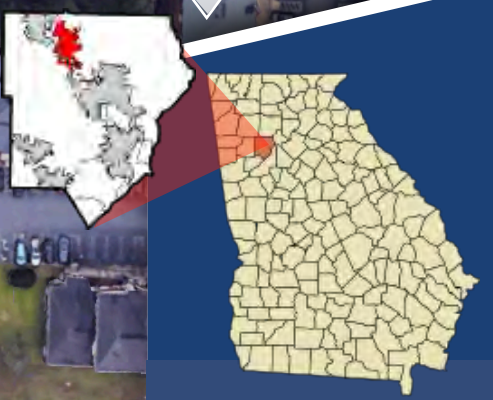
POPEYES
LOUISIANA KITCHEN
UNDER CONSTRUCTION

Roots Wellness Center, LLC

MAJOR MARKET TRAFFIC DRIVERS

Publix	Kroger	HOME DEPOT
699,300 YEARLY VISITORS	853,000 YEARLY VISITORS	626,00 YEARLY VISITORS

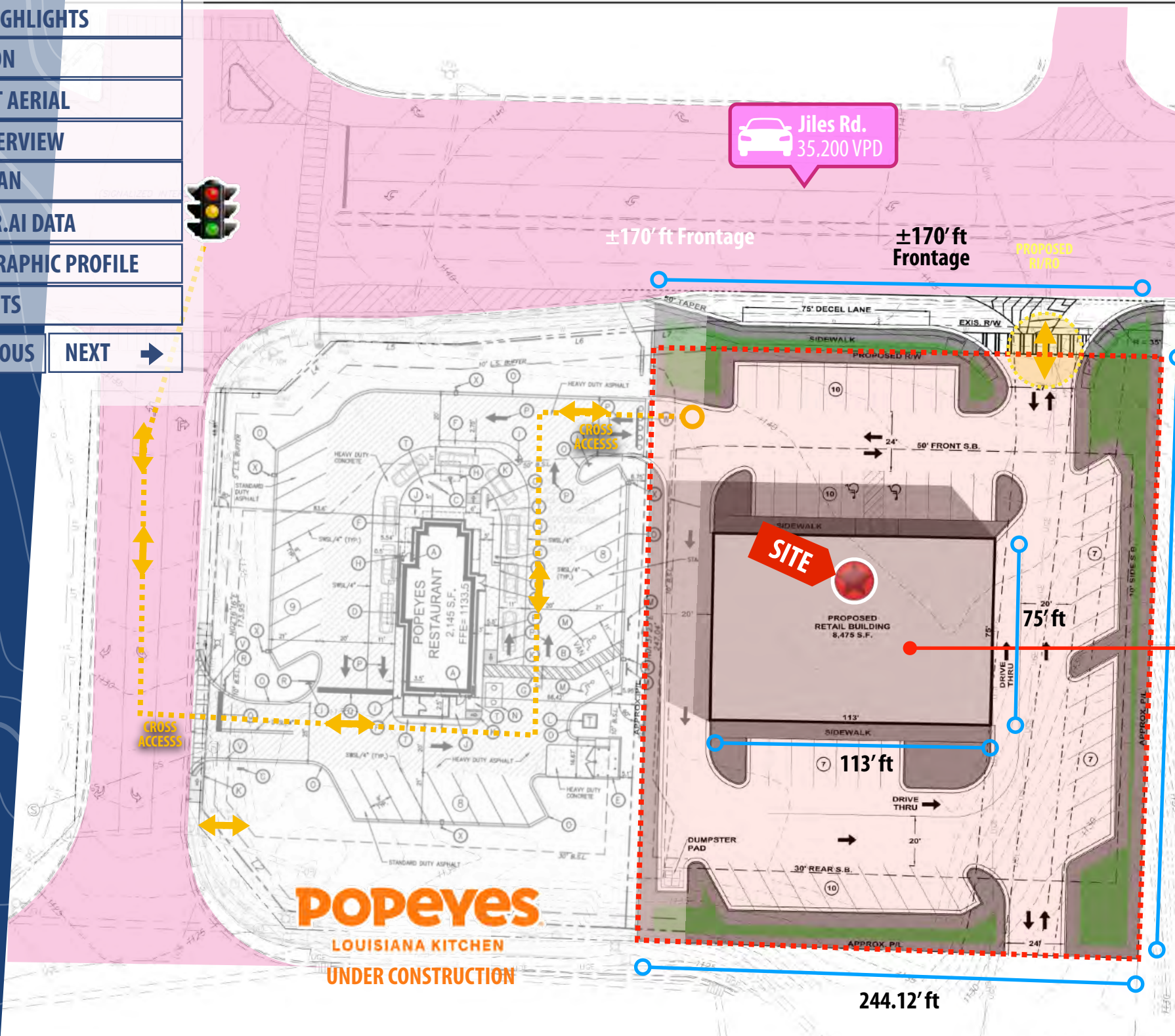
amazon
DISTRIBUTION CENTER



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SITE PLAN



Jiles Rd.
35.200 VPD

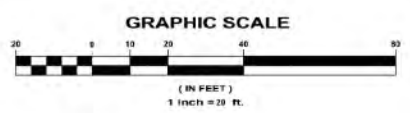
AVAILABLE
±8,475 SF
51 Parking Spaces
1 spaces/200 sf)
with Drive-Thru
**Building can be delivered to
Tenant's Work Letter**

DEVELOPMENT DATA:

- Property is currently Zoned: CRC
- Total Area: 1.166 Acres
- Proposed Use:
Retail Building - ±8,475 S.F.
- Building Setbacks:
Front - 50'
Rear - 30'
Side - 10'
- Sewer: Public
- Water: Public
- Required Parking: 1Space / 200 S.F.
= 8,475 / 200 = 43
Parking Provided = 51

POPEYES
LOUISIANA KITCHEN
UNDER CONSTRUCTION

SITE



REVISIONS

PERSPECTIVE ENGINEERING
www.perspectiveng.com
4255 Wade Green Road, #625
Kennesaw, Georgia 30144
Ph: (678) 567-1203

GA SOS Eng. Firm Lic #PEF003968

JUL

DWG.: 899-CONCEPT.DWG JOB NUMBER: 2022-699
DATE: 09/10/22 DRAWN BY: JIJ

PROJECT NAME: JILES ROAD RETAIL
LAND LOT 92, 20TH DISTRICT
CITY OF KENNESAW, COBB COUNTY, GEORGIA

CLIENT NAME: ABERNATHY DEVELOPMENT COMPANY, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE, GEORGIA 30043

SEAL
**PRELIMINARY
NOT FOR
CONSTRUCTION**

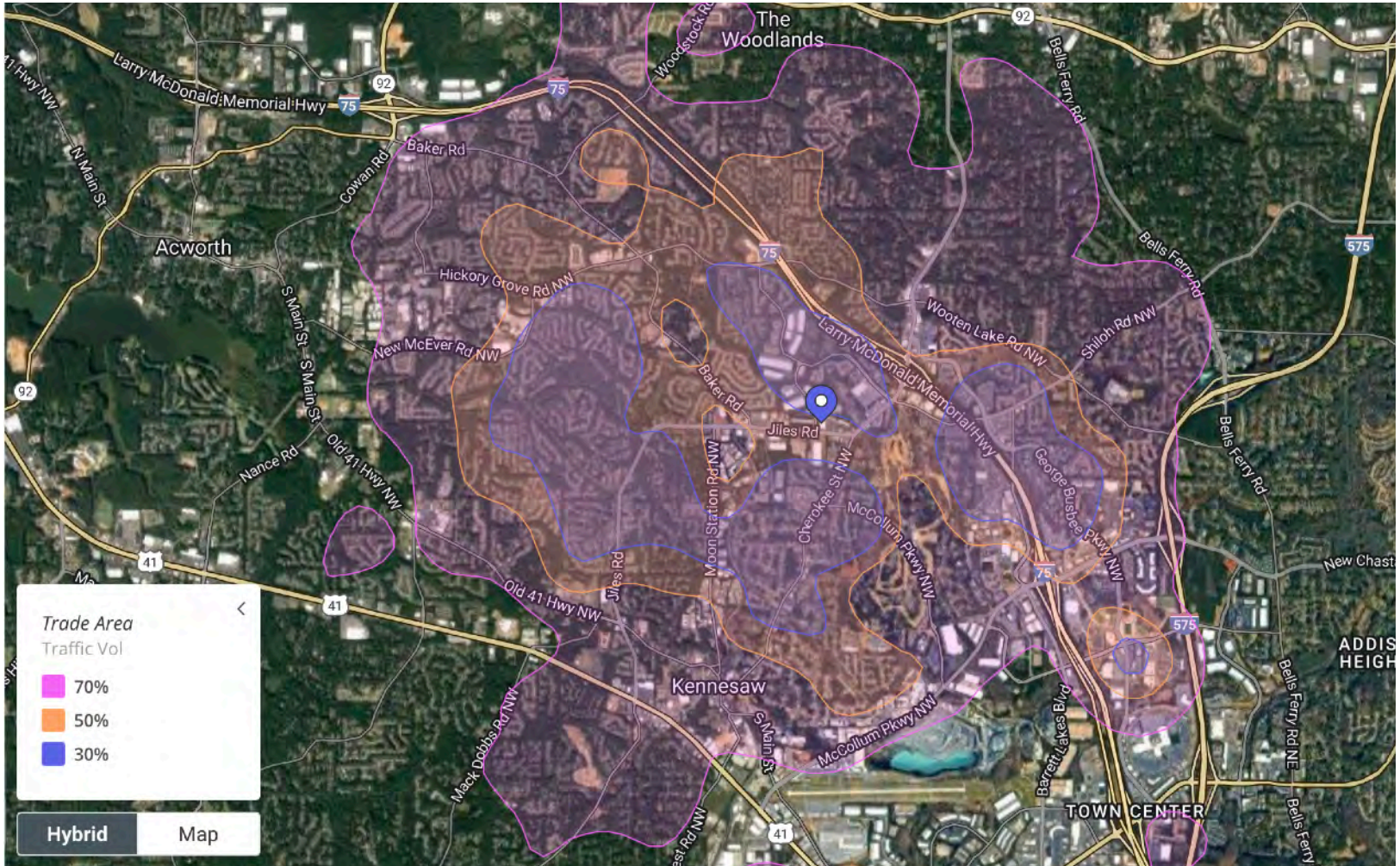
PRELIMINARY
SITE
PLAN



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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

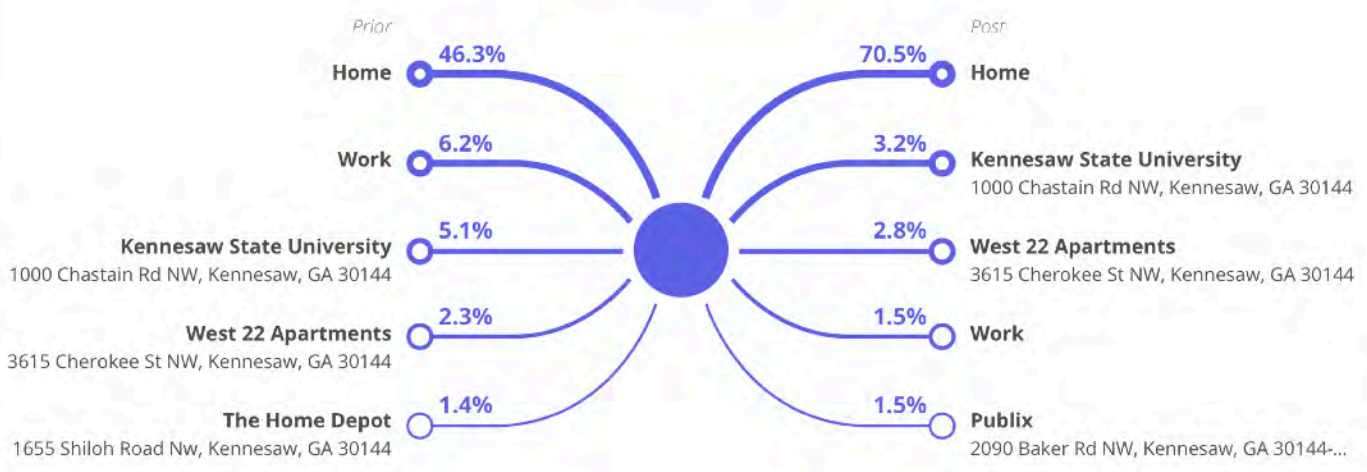


Publix
Click here for Publix Visitors

HOME DEPOT
Click here for Home Depot Visitors

VISITOR JOURNEY

Kroger / Cherokee St NW



WEEKLY VISITS



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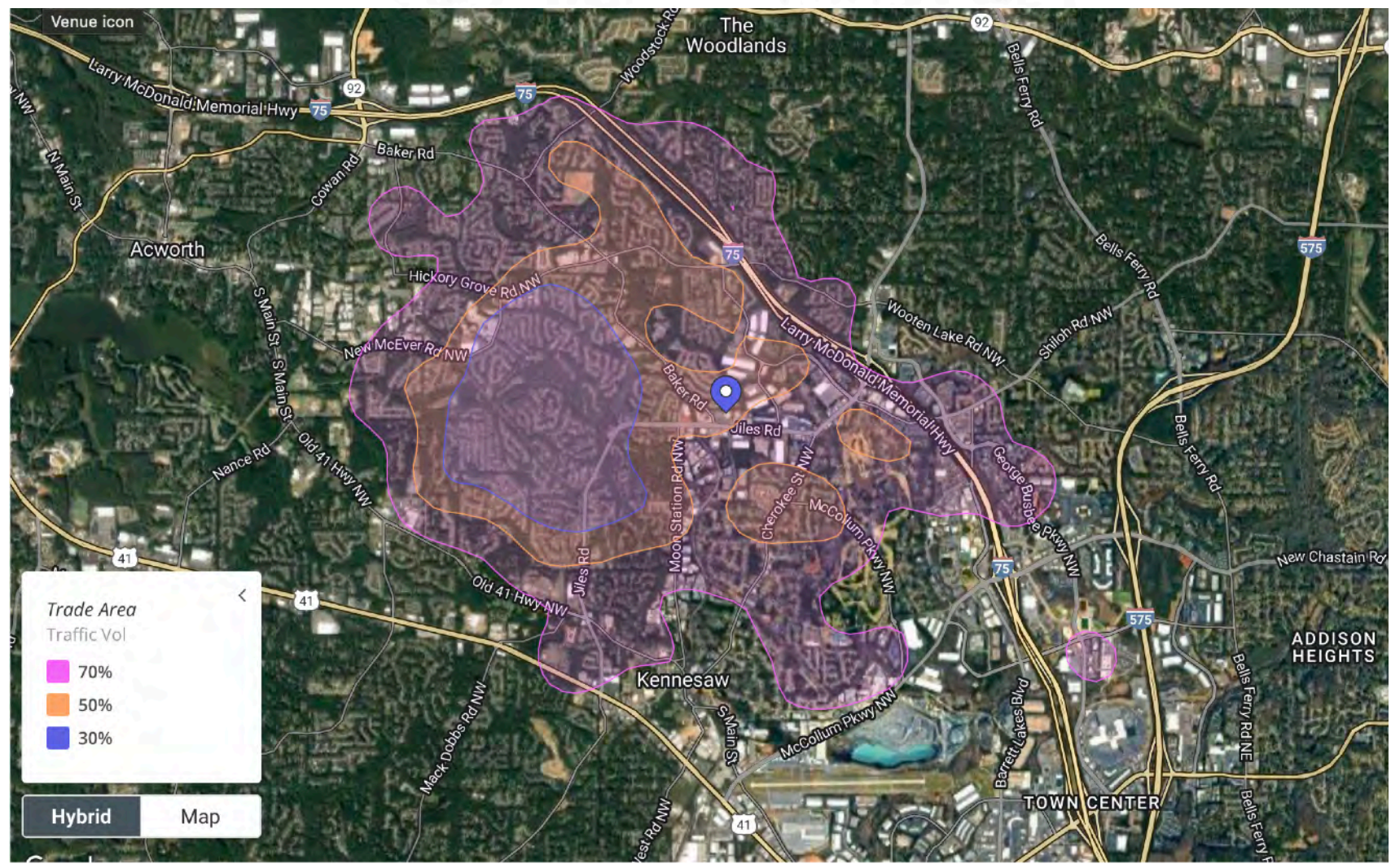
Click here for Kroger Visitors



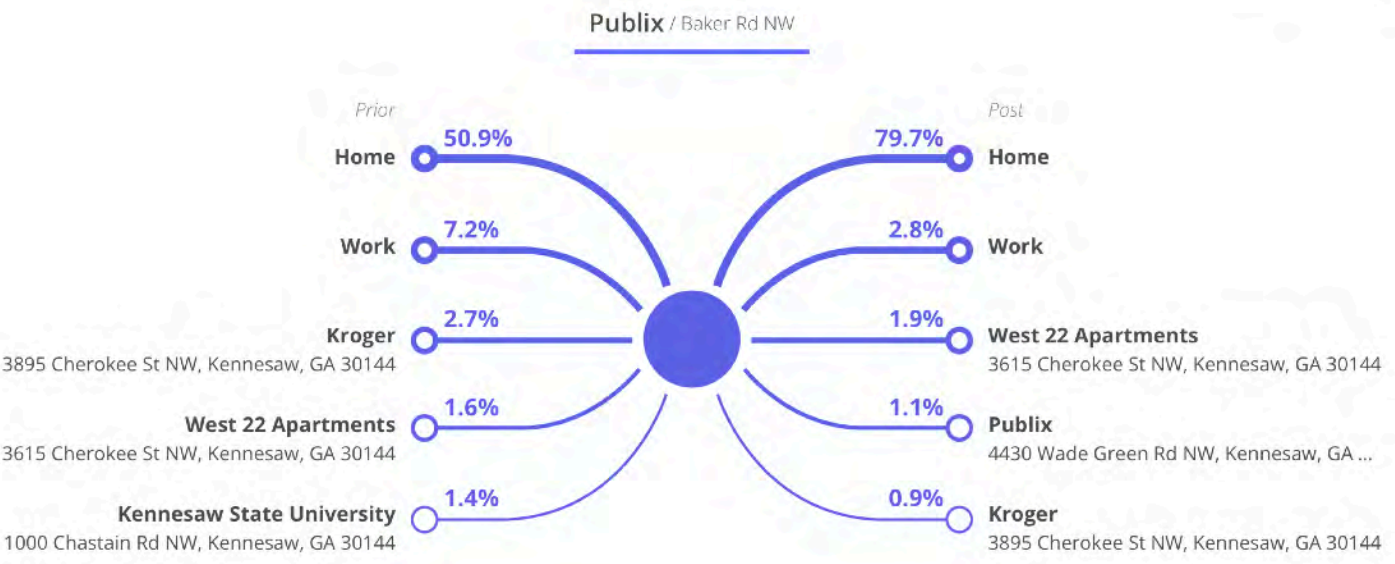
Click here for Home Depot Visitors



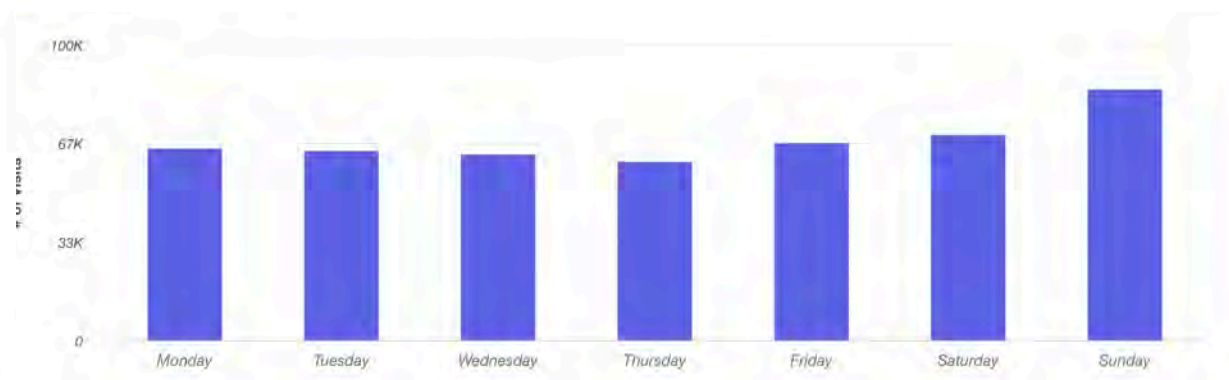
Visits	474K	Visit Frequency	5.46
Visits / sq ft	9.84	Avg. Dwell Time	31 min
Visitors	87.5K	Panel Visits	17.4K



VISITOR JOURNEY



WEEKLY VISITS



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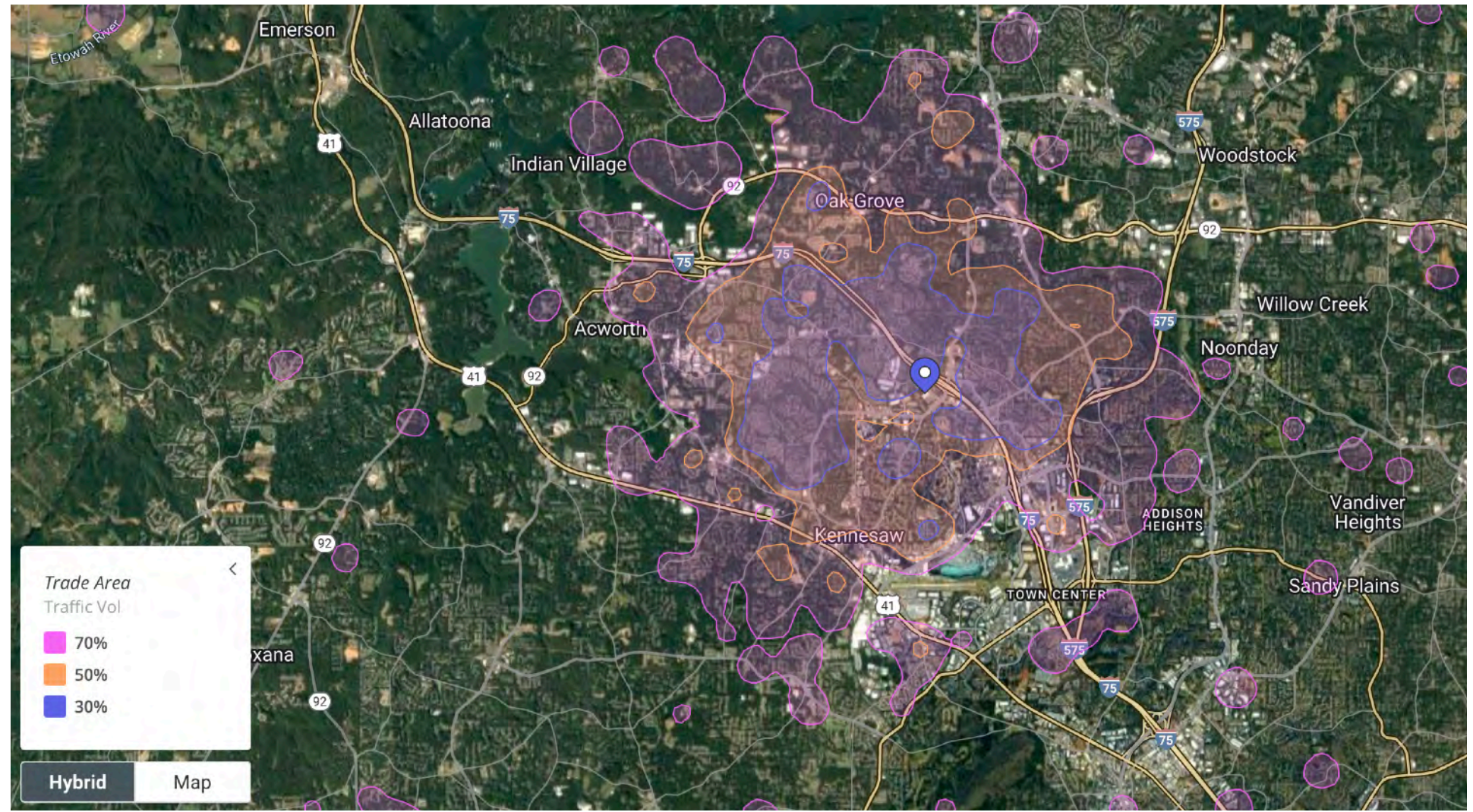


Visits	626K	Visit Frequency	4.01
Visits / sq ft	5.23	Avg. Dwell Time	37 min
Visitors	156K	Panel Visits	23.3K



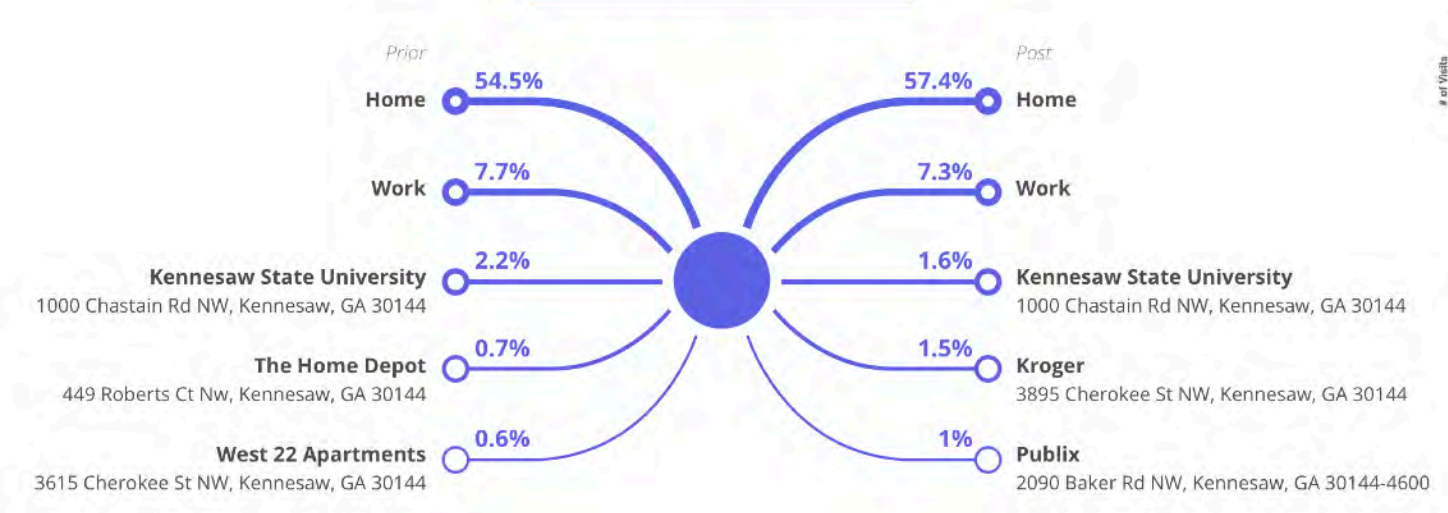
Kroger
Click here for Kroger Visitors

Publix
Click here for Publix Visitors

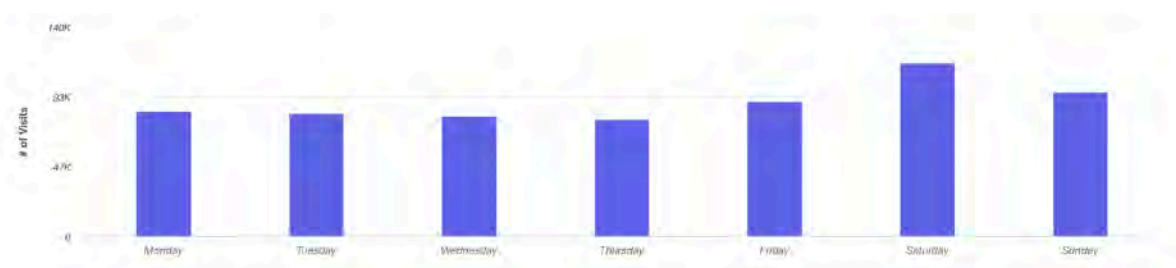


VISITOR JOURNEY

The Home Depot / Shiloh Road Nw



WEEKLY VISITS



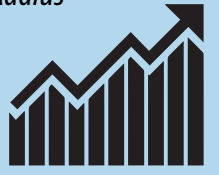
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DEMOGRAPHIC PROFILE

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%
HOUSEHOLDS			
2022 Estimated Households	3,676	28,806	69,161
2027 Projected Households	4,245	31,047	75,594
HOUSEHOLD INCOME			
2022 Estimated Median Household Income	\$63,115	\$81,484	\$81,952
BUSINESSES			
2022 Estimated Total Businesses	987	4,941	11,114
2022 Estimated Total Employees	7,620	43,151	90,633


# 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

5 Mile Radius




\$81,952

MEDIAN HH INCOME




188,377

POPULATION




69,161

HOUSHOLDS



1.9%

UNEMPLOYMENT RATE



151,531

LABOR FORCE
Applied Geographic Solutions



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CONTACTS

CBRE

Tony Cerniglia

 Tony.Cerniglia@cbre.com

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

www.cbre.com

