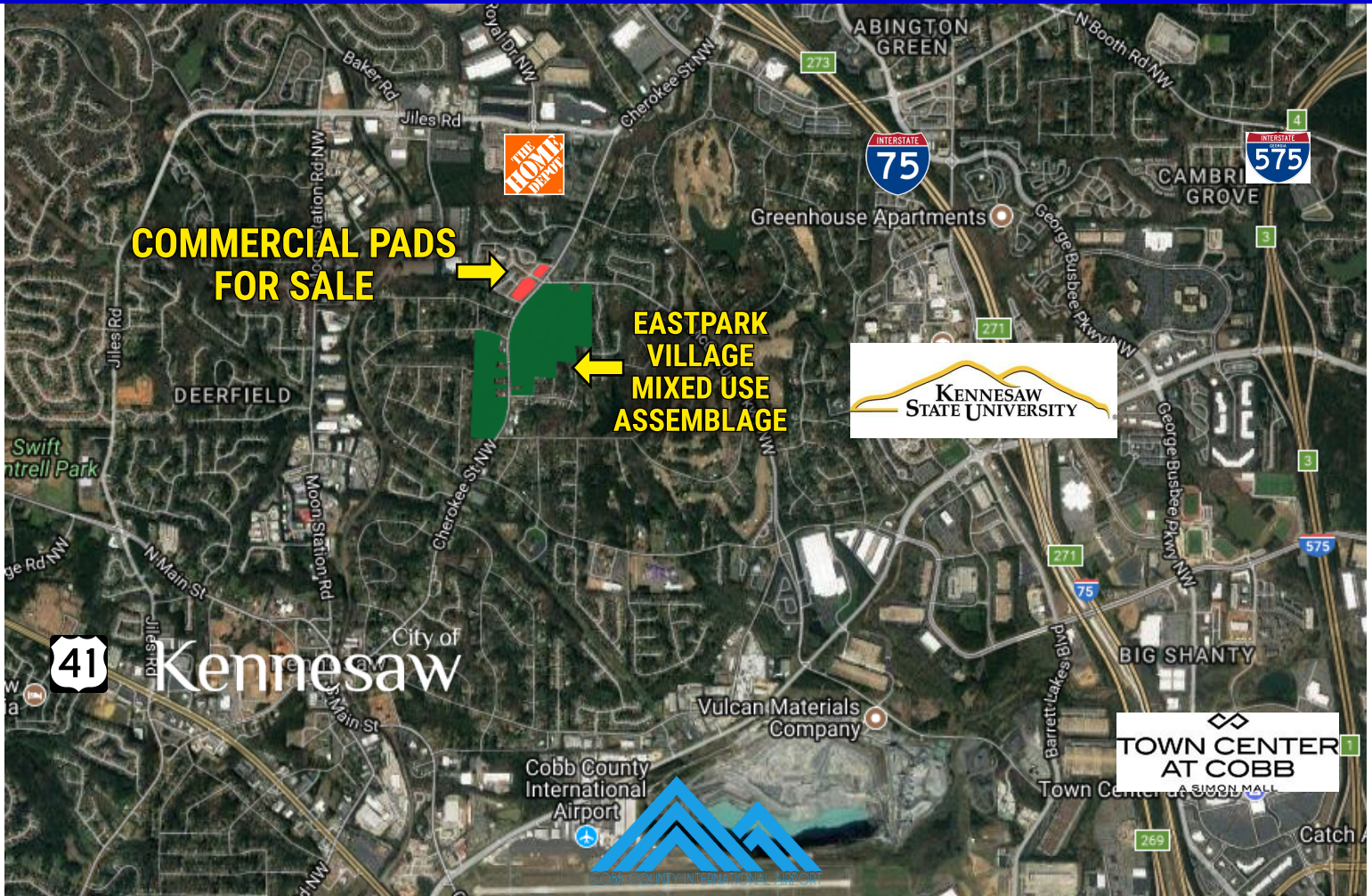


HIGH EXPOSURE RETAIL COMMERCIAL PADS

Northwest side of Cherokee Street @ McCollum Parkway
Kennesaw, GA



INVESTMENT OVERVIEW



LOCATION

This property is located 23-miles northwest of Atlanta on the northwest side of Cherokee Street at McCollum Parkway in the City of Kennesaw. This intersection will show tremendous growth with the development of EastPark Village (see below). The sites are located midway between the Wade Green Road (aka Cherokee Street) and Interstate Highway 75 interchange, and Downtown Kennesaw.

Downtown Kennesaw

Downtown Kennesaw is going through a revitalization similar to nearby Downtown Woodstock.



For the scoop on this awesome investment, please contact:

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Singleton Real Estate, LLC
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INVESTMENT DETAILS



ZONING

Entitled with development depicted on next page; development changes available via variance

SITE DESCRIPTION

Graded retail commercial pads with all utilities ready for immediate development

PRICING

Retail-Bank Pad +-1.05 Acres
\$750,000

Retail-Restaurant Pad(s)
+- 2.67 Acres
\$1,000,000



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SINGLETON
REAL ESTATE

ENTITLED SITE PLAN



WEST 22 STUDENT HOUSING
- FULLY OCCUPIED -
245 HOUSING UNITS
850 BEDS
SHUTTLE SERVICE TO KSU CAMPUS



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ENTITLED BUILDING RENDERINGS & FLOOR PLANS

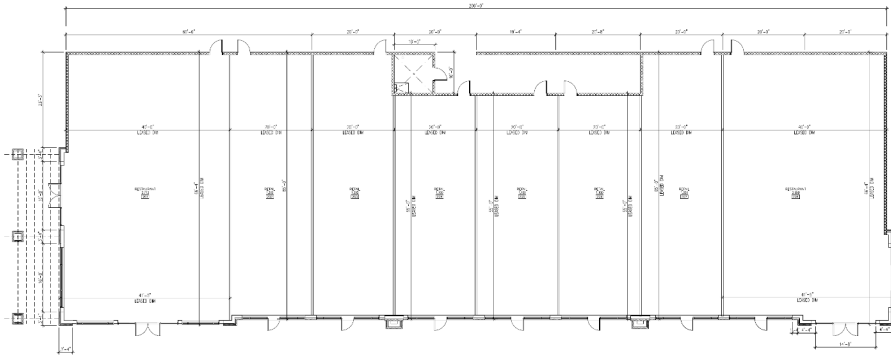
BUILDING 300



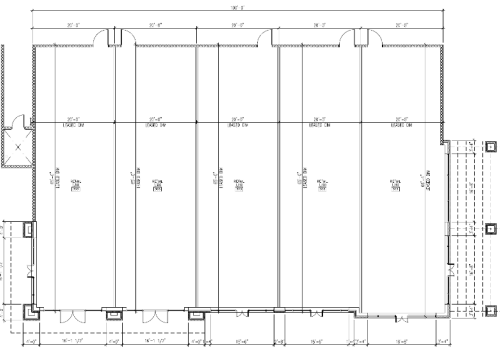
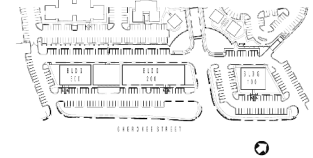
BUILDING 100



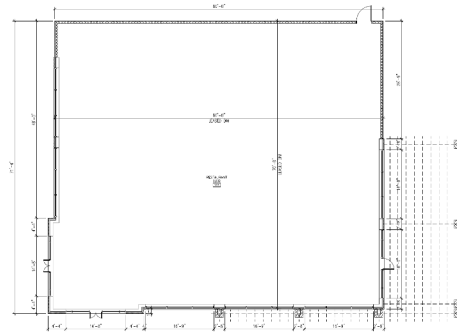
BUILDING 200



2 RETAIL BUILDING 200 FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 RETAIL BUILDING 300 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 RETAIL BUILDING 100 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROPERTY PHOTOS



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