

470-419-7700

# FOR LEASE

\$2500/month 1200 sq ft retail

### **KENNESAW, GA**

3055 N. Main Street



#### **Property Highlights:**

- Ample parking
- High traffic intersection
- Location convenient to downtown Acworth & downtown Kennesaw and just off 41
- Steps from Swift-Cantrell Park





Kennesaw is quickly becoming a center for art and live music. Nearby is Kennesaw's entertainment district, which offers a range of shopping and dining options and is convenient to McCollum International Airport and Kennesaw State University.

For more information on this opportunity, contact Tracey Viars



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Singleton Real Estate, LLC 2765 S Main St Kennesaw, GA 30144 SingletonRealEstate.com



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esri

Traffic Count Profile

3055 N Main St NW, Kennesaw, Georgia, 30144 Rings: 1, 3, 5 mile radii Prepared by Esri Latitude: 34.02954 Longitude: -84.62746

| Distance: | Street:              | Closest Cross-street:                  | Year of Count: | Count: |
|-----------|----------------------|--|----------------|--------|
| 0.20      | N Main St            | Knightsbridge Rd (0.15000001 miles SE) | 2013           | 8,800  |
| 0.20      | Kennesaw Springs Ct  | Kennesaw Springs Dr NW (0.12 miles S)  | 2004           | 104    |
| 0.42      | Jiles Rd NW          | St Charles Ln NW (0.07 miles N)        | 2005           | 12,960 |
| 0.47      | Coker Cir            | Worley Ct NW (0.07 miles SW)           | 2004           | 433    |
| 0.61      | Cobb Pkwy N          | Pine Mountain Rd (0.1 miles NW)        | 2005           | 33,600 |
| 0.69      | Deerfield Dr         | Moon Station Rd NW (0.06 miles E)      | 2013           | 600    |
| 0.71      | Moon Station Rd NW   | Whitfield Pl (0.1 miles S)             | 1998           | 4,680  |
| 0.74      | Dallas St            | Park Ave (0.04 miles N)                | 1998           | 4,066  |
| 0.75      | N Main St            | Moon Station Rd NW (0.04 miles SE)     | 2005           | 12,920 |
| 0.76      | Watts Dr             | Dallas St (0.11 miles NE)              | 1998           | 6,288  |
| 0.80      | Cobb Pkwy NW         | Powell PI NW (0.02 miles NW)           | 2013           | 37,810 |
| 0.85      | Cobb Pkwy N          | Dobbs Dr (0.11 miles SE)               | 2005           | 27,250 |
| 0.94      | Travelers Trl        | Jebs Ct (0.05 miles E)                 | 2004           | 159    |
| 0.95      | Cobb Pkwy NW         | Cobb Pkwy (0.03 miles E)               | 2013           | 36,730 |
| 0.98      | S Main St            | Sardis St (0.15000001 miles E)         | 2011           | 10,111 |
| 1.03      | Cherokee St          | Cherokee Ridge Trl NW (0.06 miles SW)  | 2013           | 12,030 |
| 1.09      | Cherokee St          | Duvall PI (0.01 miles NE)              | 2012           | 13,714 |
| 1.09      | Summers St           | Kennesaw Due West Rd (0.05 miles SE)   | 2013           | 6,160  |
| 1.09      | Old US Hwy 41 NW     | Hampreston Way NW (0.07 miles SE)      | 2013           | 12,170 |
| 1.09      | Owens Meadow Ln NW   | Meadowlark Ln NW (0.12 miles SE)       | 2013           | 570    |
| 1.13      | Scarlett Ln          | Rhett Dr (0.07 miles N)                | 2004           | 482    |
| 1.14      | Big Shanty Dr NW     | W Duncan Rd (0.09 miles NW)            | 1998           | 5,130  |
| 1.15      | Kennesaw Due West Rd | Summers St (0.08 miles NE)             | 2013           | 5,440  |
| 1.25      | S Main St            | Duncan Dr (0.05 miles NW)              | 2010           | 12,980 |
| 1.28      | Pine Hill Dr         | Big Shanty Dr NW (0.15000001 miles S)  | 2013           | 610    |
| 1.30      | Ben King Rd NW       | Douglas Ln (0.07 miles SE)             | 2005           | 40,880 |
| 1.31      | Nowlin Rd NW         | Abbyville Ct (0.03 miles N)            | 2013           | 1,110  |
| 1.34      | Cherokee St          | Dogwood Dr (0.03 miles S)              | 2013           | 10,920 |
| 1.37      | Jiles Rd NW          | Olmsted Main (0.04 miles W)            | 2013           | 11,800 |
| 1.43      | Pine Mountain Rd     | Ellis Rd NW (0.12 miles SW)            | 2013           | 9,970  |

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