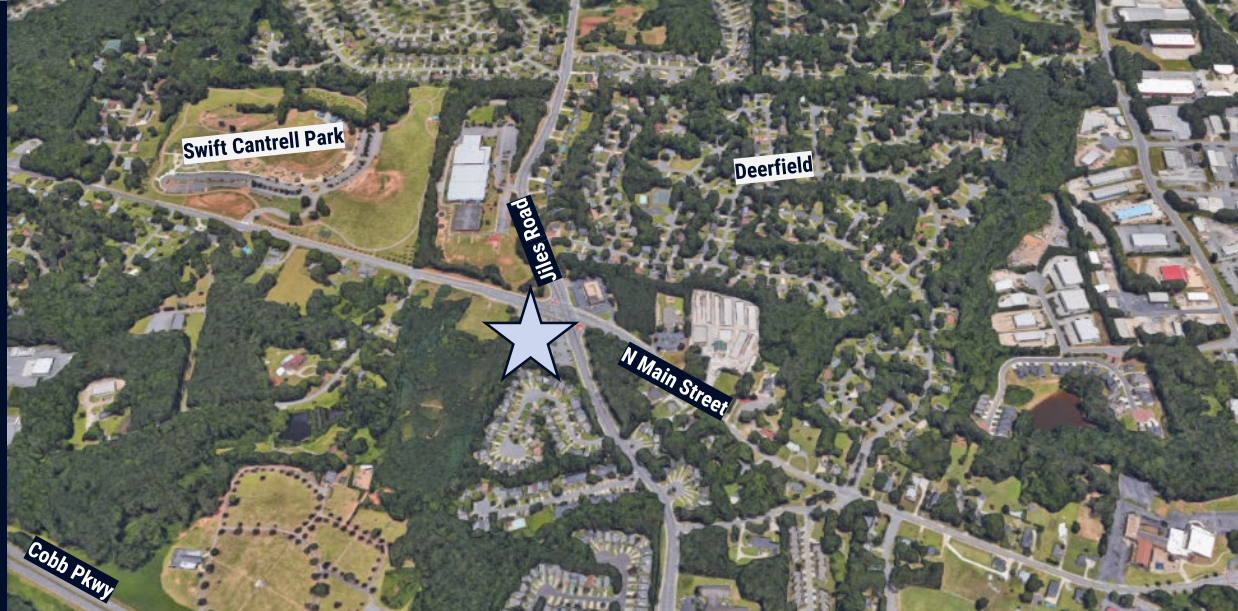


FOR LEASE

\$2500/month
1200 sq ft retail



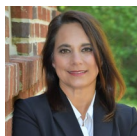
Property Highlights:

- 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**



 Tracey@kennesawbroker.com

 678.467.1326

FOR LEASE

\$2500/month
1200 sq ft retail



esri

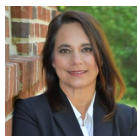
Traffic Count Profile

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 Pl 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	Duval Pl (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

For more information on this opportunity, contact Tracey Viars



Tracey@kennesawbroker.com



678.467.1326