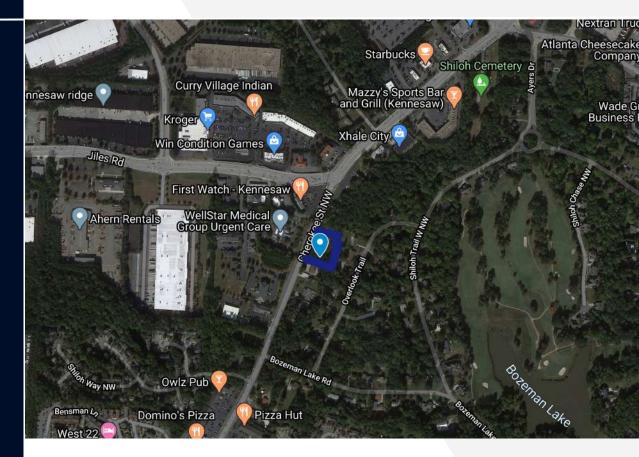


KENNESAW COMMERCIAL SITE

3792 Cherokee Street

FOR SALE 1.28 +/- acres \$500,000

3 Lots Zoned CRC in the City of Kennesaw at the intersection of Cherokee St. & Jiles Road



Property Highlights:

- Prime location between KSU and historic downtown Kennesaw
- Kennesaw has seen explosive growth over the past several years with 935 residents coming online at East Park, a development just west of the property, and a 241 student housing project coming online just east of the property
- High traffic area
- Storm water utility in place

For more information on this opportunity, contact Tracey Viars





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Disclaimer: The information contained herein is as obtained by this broker from sellers, owners or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. This correctness and/or accuracy of any and all statements should be determined through independent investigations made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning all material contained herein.

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FOR SALE 1.28 +/- acres \$500,000

3 Lots Zoned CRC in the City of Kennesaw at the intersection of Cherokee St. & Jiles Road **KENNESAW, GA**

3792 Cherokee Street



Demographics:

Population	1 Mile	3 Mile	5 Mile
2019 Total:	7,949	72,006	103,325
2024 Population:	8,214	76,000	111,196
Population Growth 2019-2024:	.66%	1.09%	1.48%
Average Age:			
Households			
2019 Total:	3,094	25,185	38,054
HH Growth 2019-2024:	.78%	1.10%	1.44%
Median Household Income:	\$59,357	\$73,385	\$73,876
Average Household Size:	2.10	2.79	2.71

For more information on this opportunity, contact Tracey Viars





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