

FOR SALE

# INVESTMENT/REDEVELOPMENT OPPORTUNITY

2573 Summers Street  
Kennesaw, GA 30144



## Investment/ Redevelopment Opportunity

- Offering Price:  
\$899,000
- Redevelopment Lot  
Size: .9521 +/- acre
- Currently used as an  
auto body shop
- Property Sub-Type:  
Commercial
- Zoning: LI – Light  
Industrial
- Inside Kennesaw  
City Limits



## HIGHLIGHTS

- Approximately 195 feet of frontage on Summers Street
- 2 parcels over from US Highway 41
- Located in the Gateway between US Hwy 41 and downtown Kennesaw via Summers Street
- Close to Walkable Downtown Kennesaw's Entertainment District, Interstate I-75 & Kennesaw State University
- Located adjacent to two large mixed-use projects that are currently under development at the School House Village and Creekside (Core Capital's Development)

## FOR MORE INFORMATION, PLEASE CONTACT:



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**Singleton Real Estate**  
420 Chambers Street  
Woodstock, GA 30188  
SingletonRealEstate.com  
470-419-7700



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# Property Summary

Excellent opportunity for redevelopment near the vibrant downtown City of Kennesaw, Georgia with LI Zoning (Light Industrial) which has many permissible uses.

Offered for the first time for sale since the 1970s, this property abuts and is adjacent to multiple redevelopment projects within the city. Projects currently in development and within walking distance of this property include the Creekside Mixed-Use project and the School House Village Mixed-Use Development. Together, those two projects represent \$84,000,000 in new construction adding approximately 500 new units of luxury roof tops in Kennesaw. This in addition to the newly occupied Lewis House Apartment Project (150 units 85% occupied just 2 months after opening and Revival on Main (252 luxury units that have remained 97% occupied since opening in 2015.

This property is also within walking distance to Downtown Kennesaw's Entertainment District and enjoys easy exposure and close proximity to US Hwy 41 sitting in the Gateway between US HWY 41 and Downtown Kennesaw's Main Street.

The property is a short distance from I-75, Cobb County's McCollum Airport and Kennesaw State University.

NEW  
Development  
Coming  
Online  
Adjacent To  
This Site:

Creekside by  
Core Capital



**dwell** design  
studio

3655 BROOKSIDE PKWY, SUITE 150  
ALPHARETTA, GA 30022  
PHONE: 770. 864. 1035  
dwelldesignstudio.com

**KENNESAW TOWN  
CENTER**

2555 COBB PKWY, KENNESAW, GA 30144

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SHEET NAME:  
**RENDERED  
SITE PLAN**

JOB NUMBER:  
189702

DRAWN BY: DATE:  
Author Checker

**DRB-00**

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This Site:

## School House Village



KEY	
A/B	Jewel Box Buildings with Outdoor Seating & Food Truck Area
C	Restaurants & Entertainment
E	Retail & Office
F	Schoolhouse Emporium featuring Coffee Shop, Restaurants Retail & Office
G	Retail & Restaurants
H	Brewery and Beer Garden, Restaurants
I	Restaurants with Rooftop Deck or Outdoor Patio
J	Retail & Restaurants

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# Demographics

The City's approximately 32,000 residents enjoy Kennesaw as a great place to live, learn, work and play. The City's combination of small town charm and big city amenities provides access to:

- Excellent educational resources
- First-rate parks, greenspaces, public buildings, and athletic facilities
- High quality and affordable recreation programs
- Safe, well-maintained neighborhoods and central business district

## AT A GLANCE

- Kennesaw is the ninth largest city in the Atlanta metro area by population.
- While other Cobb County cities showed a significant drop in the 10-29 age group, Kennesaw recorded a 3.5% increase, partly because of the explosive growth of Kennesaw State University, which is adjacent to the city's geographic boundaries.
- The rapid growth of Kennesaw's population is also spurred by its favorable location with respect to transportation (I-75 and US Highway 41) and abundant housing options across a broad economic spectrum.

## EDUCATION

- 20% of city residents are college graduates surpassing national, state and regional increases.

## EMPLOYMENT DEMOGRAPHICS/JOB GROWTH

- Kennesaw Census Tract will grow from offering 3,000 jobs in 1990 to 12,000 jobs in 2020.

## INCOME DEMOGRAPHICS

- Since 1969, Kennesaw's median household income has been higher than the per capita income in the rest of Georgia.



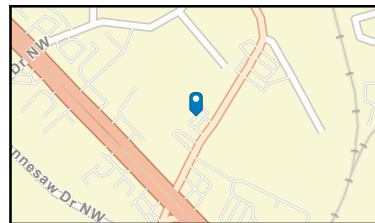
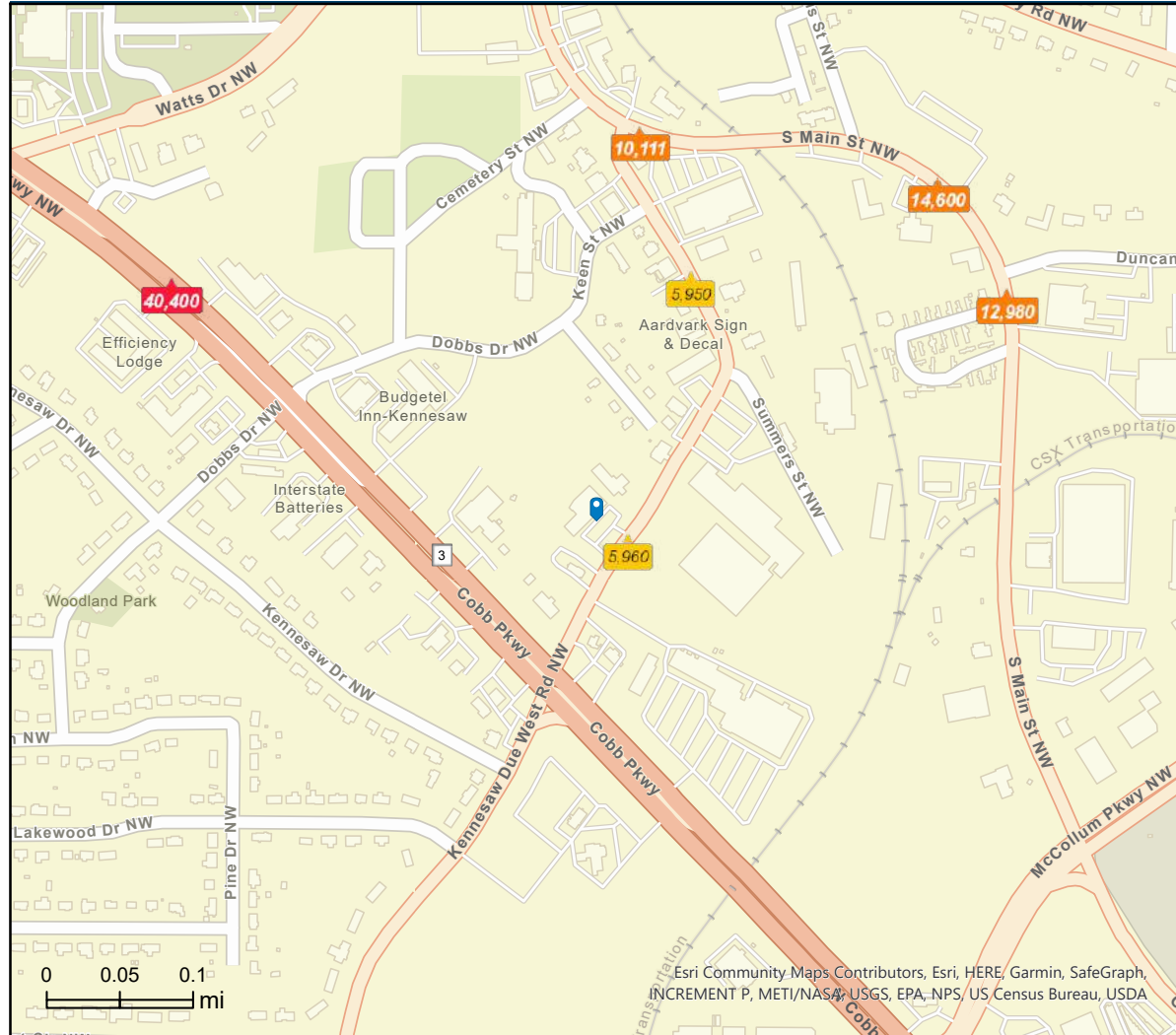
# Traffic Counts



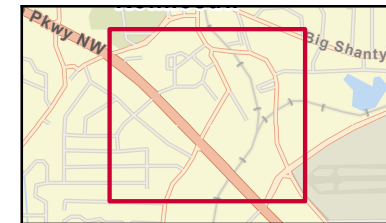
## Traffic Count Map - Close Up

Crash Master Collision Center  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.01683  
Longitude: -84.61455



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).

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