



# Light Industrial Space For Lease in Acworth

**2,348 SF**  
Convenient to I-75, US-41 and  
downtown Acworth

3701 NEW MCEVER RD.  
ACWORTH, GA 30101

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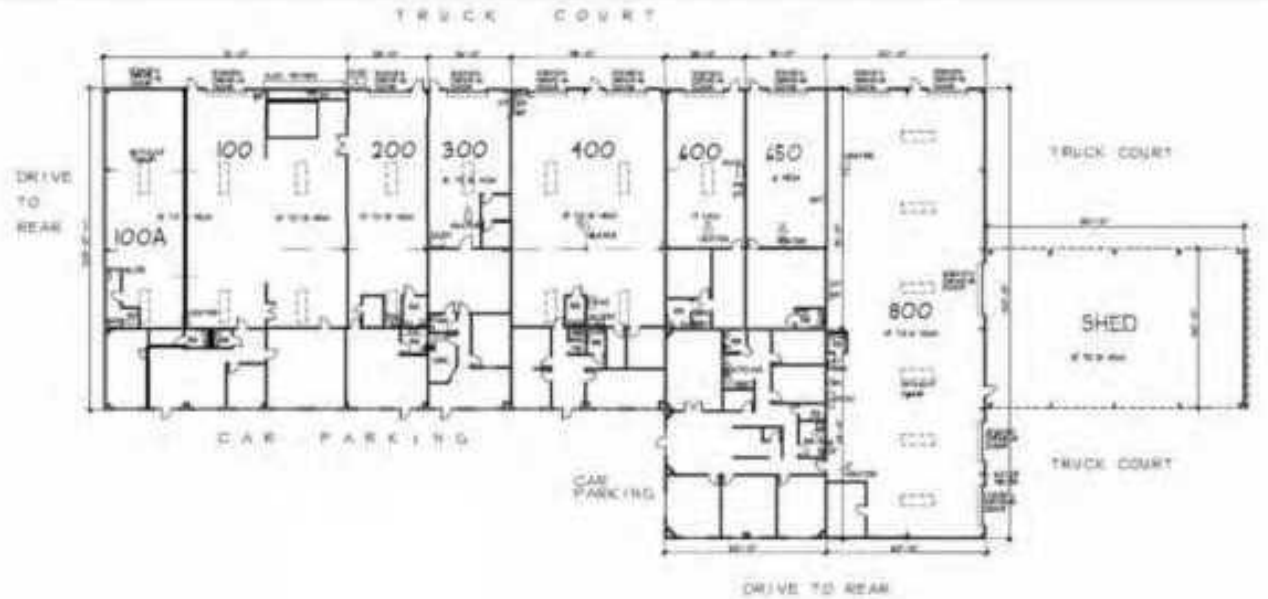
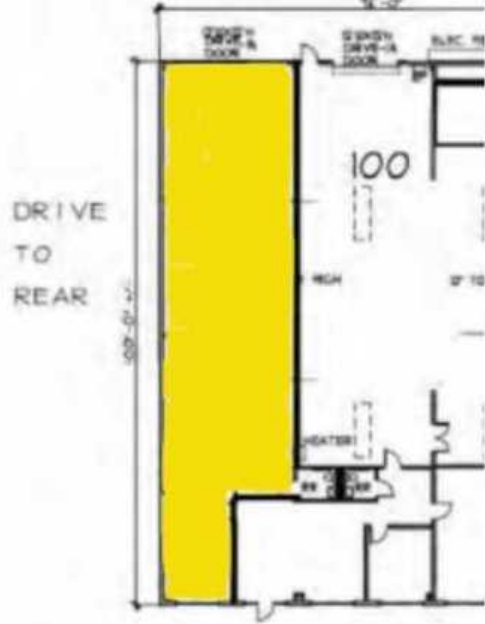
**DON EDWARDS**

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**KYLEE WARSHAW**

KW Associate  
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### Property Overview

2,348 sf of light industrial space with a drive in door. End unit. Conveniently located near I-75, US-41 and downtown Acworth.

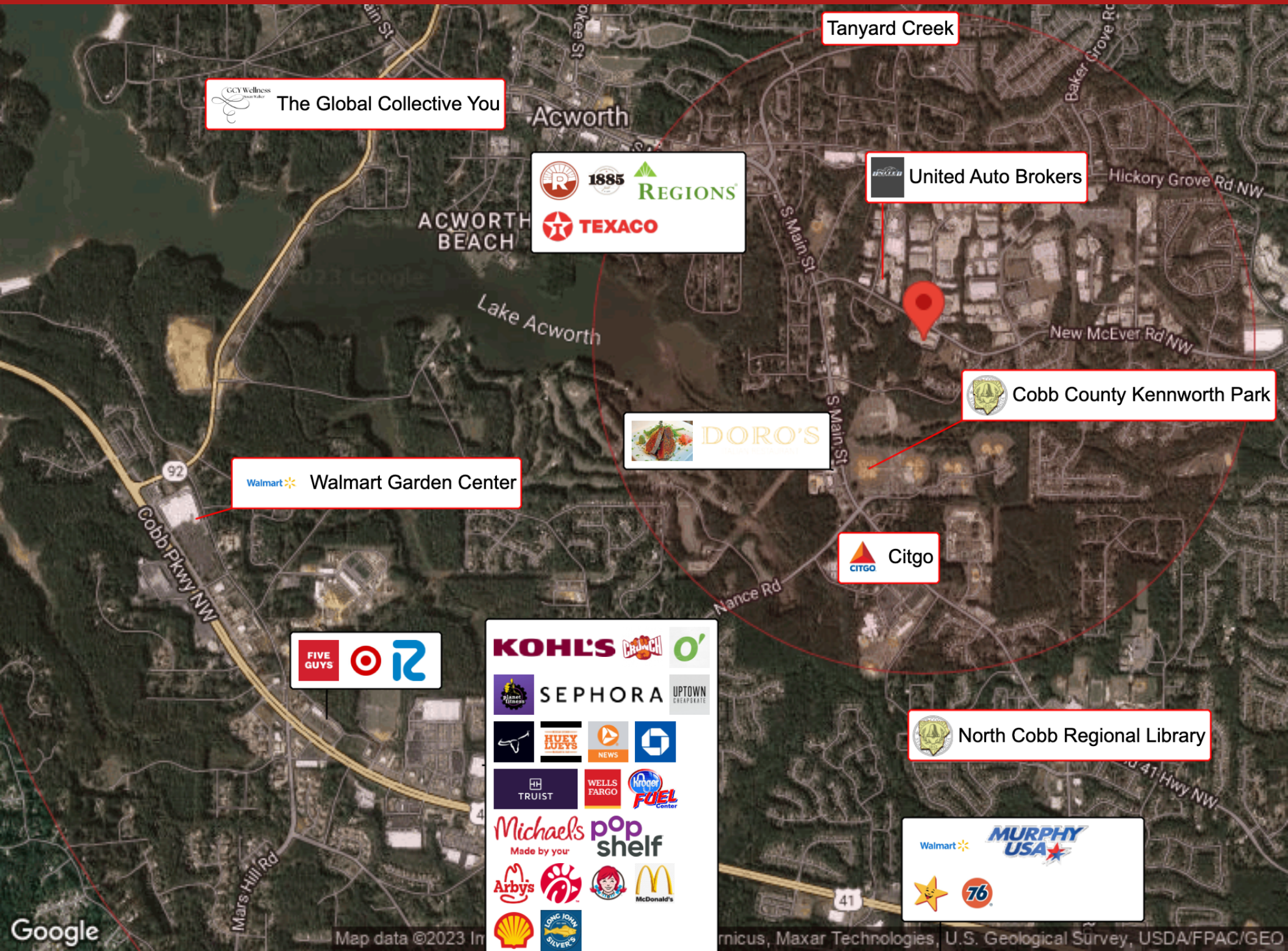


- Address: 3701 New McEver Road  
NW Suite 100A
- City, State: Acworth, GA 30101
- County: Cobb
- Lease Rate: \$12.50
- NNN: Yes + \$2.50 CAM
- Market: NW Atlanta
- Sub-market: Acworth
- Year Built: 2001
- Zoning: LI

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY PHOTOS





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 **1885 REGIONS**  
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ACWORTH BEACH

Lake Acworth

 **Cobb County Kennworth Park**

 **DORO'S**

 **Walmart Garden Center**

 **Citgo**

 **SEPHORA** 

**Michaels** **pop shelf**  
 Made by your

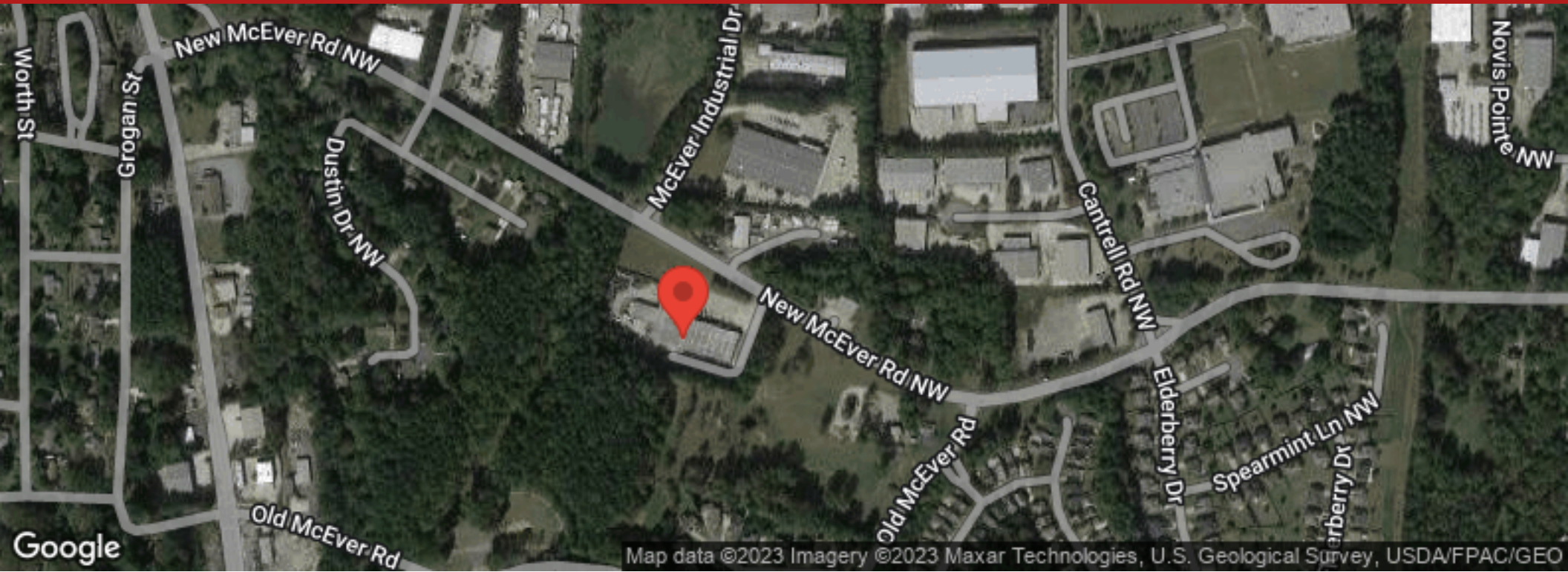
  

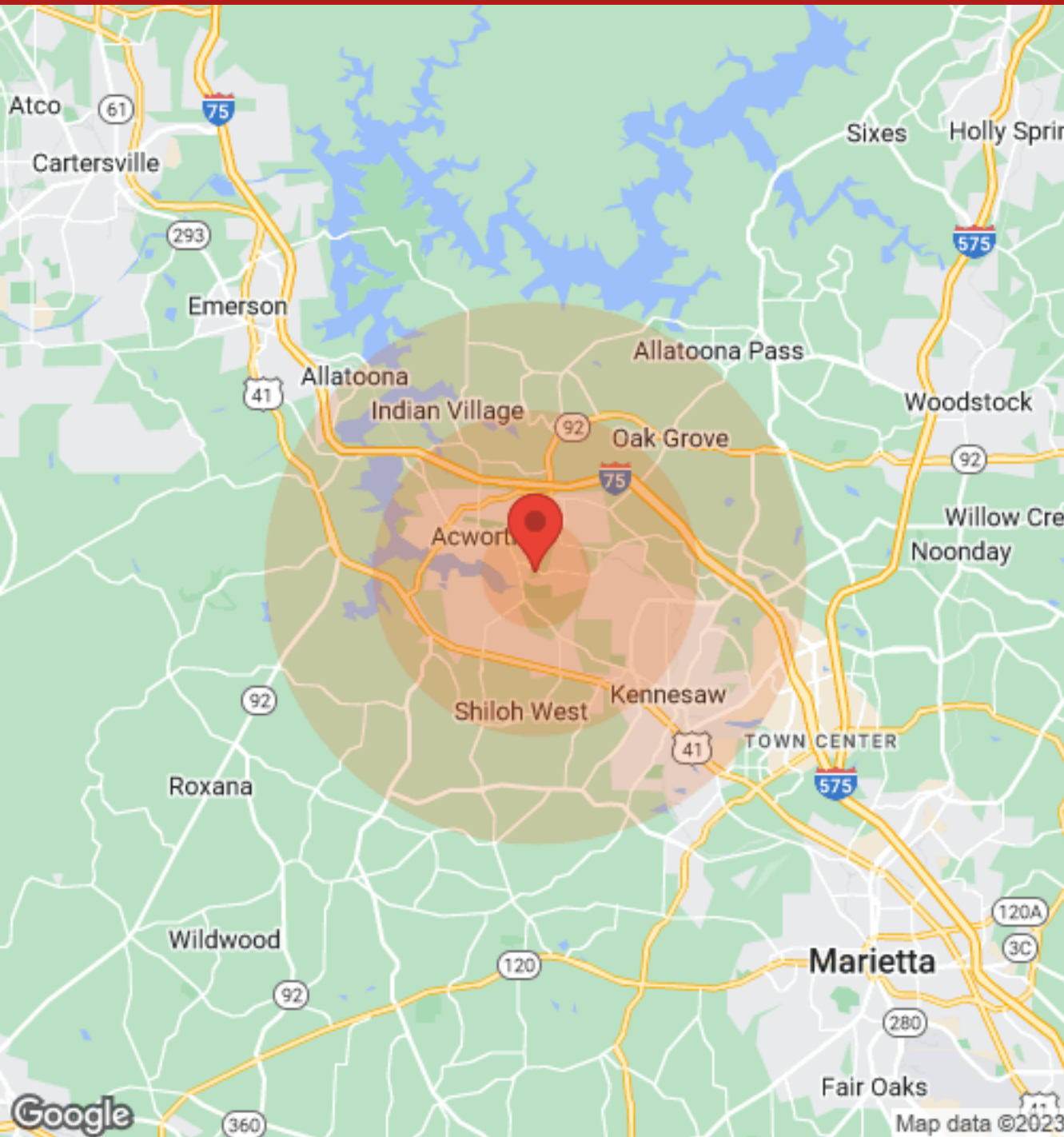
 **North Cobb Regional Library**


# LOCATION MAPS



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,530	29,589	68,098
Female	1,704	31,353	70,633
Total Population	3,234	60,942	138,731

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	773	14,253	30,569
Ages 15-24	441	8,743	19,456
Ages 55-64	363	6,709	16,724
Ages 65+	548	6,920	16,642

Race	1 Mile	3 Miles	5 Miles
White	2,167	39,936	101,594
Black	798	13,895	22,865
Am In/AK Nat	1	62	173
Hawaiian	N/A	8	14
Hispanic	249	7,509	15,828
Multi-Racial	314	9,524	19,582

Income	1 Mile	3 Miles	5 Miles
Median	\$73,070	\$69,687	\$70,002
< \$15,000	50	1,604	3,490
\$15,000-\$24,999	19	1,223	3,155
\$25,000-\$34,999	89	1,810	3,950
\$35,000-\$49,999	118	3,103	6,153
\$50,000-\$74,999	271	5,041	10,468
\$75,000-\$99,999	292	3,882	7,946
\$10,000-\$149,999	175	3,535	8,003
\$150,000-\$199,999	78	1,039	2,774
> \$200,000	14	561	1,943

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,259	22,831	50,622
Occupied	1,191	21,301	47,099
Owner Occupied	1,056	16,142	35,962
Renter Occupied	135	5,159	11,137
Vacant	68	1,530	3,523

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## DONALD B EDWARDS JR

### KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.

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## KYLEE WARSHAW, REALTOR

Born in New Jersey and ultimately adopted by Georgia, Kylee Warshaw has had the privilege of living in many states throughout the United States, exposing her to a variety of real estate markets. She has been fortunate to have lived out west in New Mexico, in Texas border towns, in the Florida Panhandle and South Florida. Kylee settled down in Georgia in 2004 and has since lived in both Cherokee and Cobb counties. Kylee started her career in real estate as a residential agent and spent time as a transaction coordinator. She has since turned her focus to commercial real estate and teamed up with Atlanta Commercial Group as a generalist and has an interest in land and investment properties. Kylee has been married to her husband, Nathan, for over 20 years and has a daughter, son-in-law, and grandson. Kylee has enjoyed watching Northwest Georgia flourish and considers herself fortunate to be a part of that growth.

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