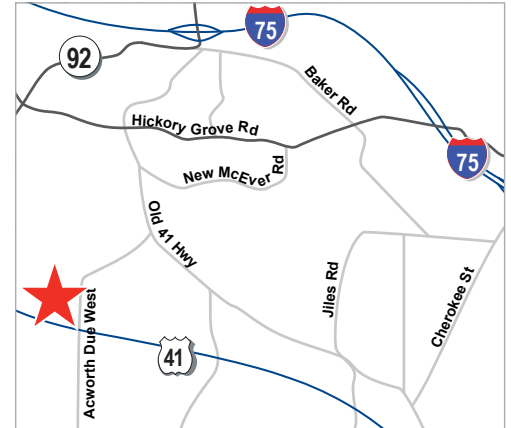


**RETAIL
FOR LEASE**

Shoppes at Cobblestone

3485 Acworth Due West Road | Acworth, Georgia 30101 | Cobb County



OVERVIEW

Shoppes at Cobblestone is a 16,650 SF mixed-use retail center anchored by Kennesaw Urgent Care and Daddy's Country Kitchen (local since 1981). It is located off of Cobb Parkway on Acworth Due West Road and is adjacent to many national tenants.

LOCATION

Located approximately six miles south of I-75, Shoppes at Cobblestone serves the communities of Marietta, Acworth and Kennesaw. It is surrounded by retail including Lowes, Kroger, Rite Aid, NCG Cinemas, Advance Auto Parts, LifeQuest Fitness and Staples. Nearby, Celebration Village Senior Living is under construction.

SPACE AVAILABLE

1,400 SF
Restaurant | Retail | Medical Space

TENANTS

SWBC Mortgage
Kennesaw Urgent Care
Daddy's Country Kitchen
Atlanta Budokan
Lockett Color Salon



DEMOGRAPHICS (2015)

	1-MILE	3-MILE	5-MILE
POPULATION:	5,771	54,356	130,420
HOUSEHOLDS:	1,978	18,794	44,525
AVG HH INCOME:	\$75,411	\$79,732	\$85,692



TRAFFIC COUNTS

- 30,278 VPD east of the shopping center on Cobb Parkway
- 14,757 VPD southwest of the property on Nance Road

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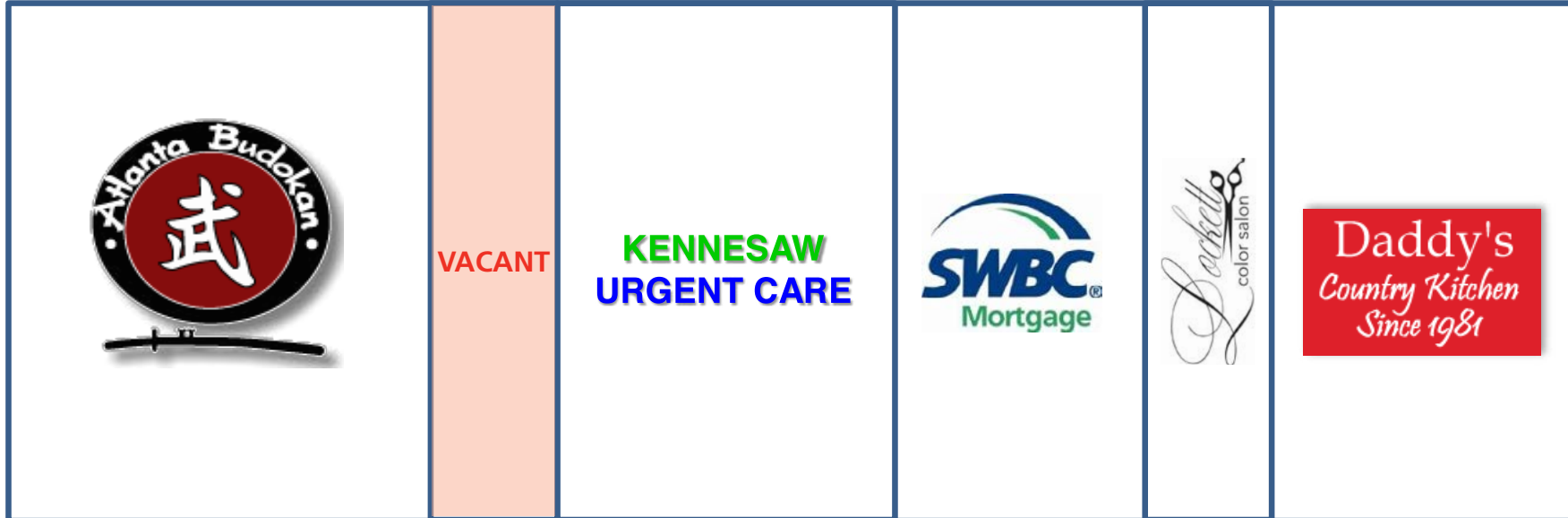
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Shoppes at Cobblestone

Retail For Lease: 1,400 SF

3485 Acworth Due West Road
Acworth, Georgia 30101

FLOOR PLAN



SUITE	TENANT	SF
100 - 120	Atlanta Budokan	4,550
130	VACANT	1,400
140 - 150	Kennesaw Urgent Care	3,500

SUITE	TENANT	SF
160 - 170	SWBC Mortgage	2,800
180	Lockett Color Salon	1,400
190 - 200	Daddy's Country Kitchen	3,000

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