



ACWORTH OFFICE FOR LEASE

**3,000 SF in Professional Building Near
Bentwater & Governors Town Club.
Convenient to Cobb Pkwy & GA-92**

**3660 CEDARCREST RD #200
ACWORTH, GA 30101**

DON EDWARDS
Associate Broker/KW Director
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119563, GA





Property Overview

This professional office is located in Acworth/Kennesaw area, convenient to Cobb Pkwy and GA-92. Adjacent to Bentwater, Governors Town Club and Primrose Daycare. The 3,000 sq ft space is located on the main level. Enter the suite to see high ceilings and doors, large windows for plenty of light, as well as, ample storage space and private offices.

Highlights

- Convenient to Cobb Pkwy and GA-92
- Adjacent to Benwater, Governors Town Club, Primrose Daycare
- Large windows, high ceilings and doors
- Located on the main level
- Attractive lease terms

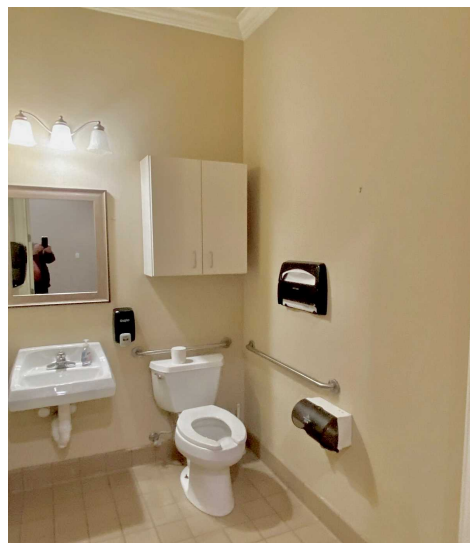
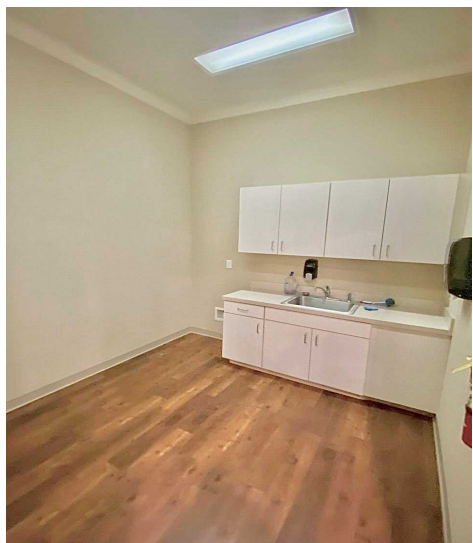
Available SF:	3,000
Building Class	B
Lease Rate:	\$15.50 sf/yr
CAM Rate:	\$5.75 sf/yr 2023
County:	Paulding
Market:	Atlanta Metro
Sub-market:	Acworth/Kennesaw

PHOTOS



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FLOOR PLAN AND SITE

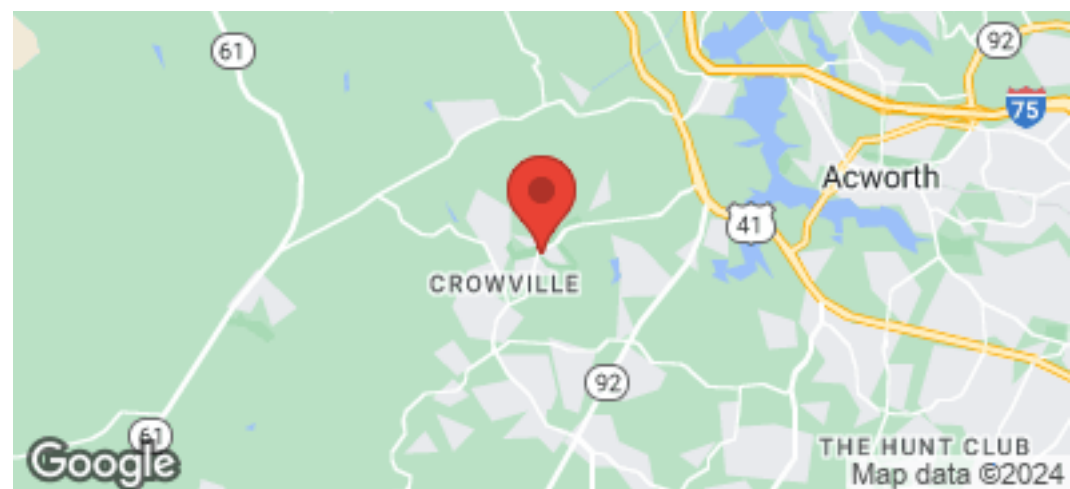


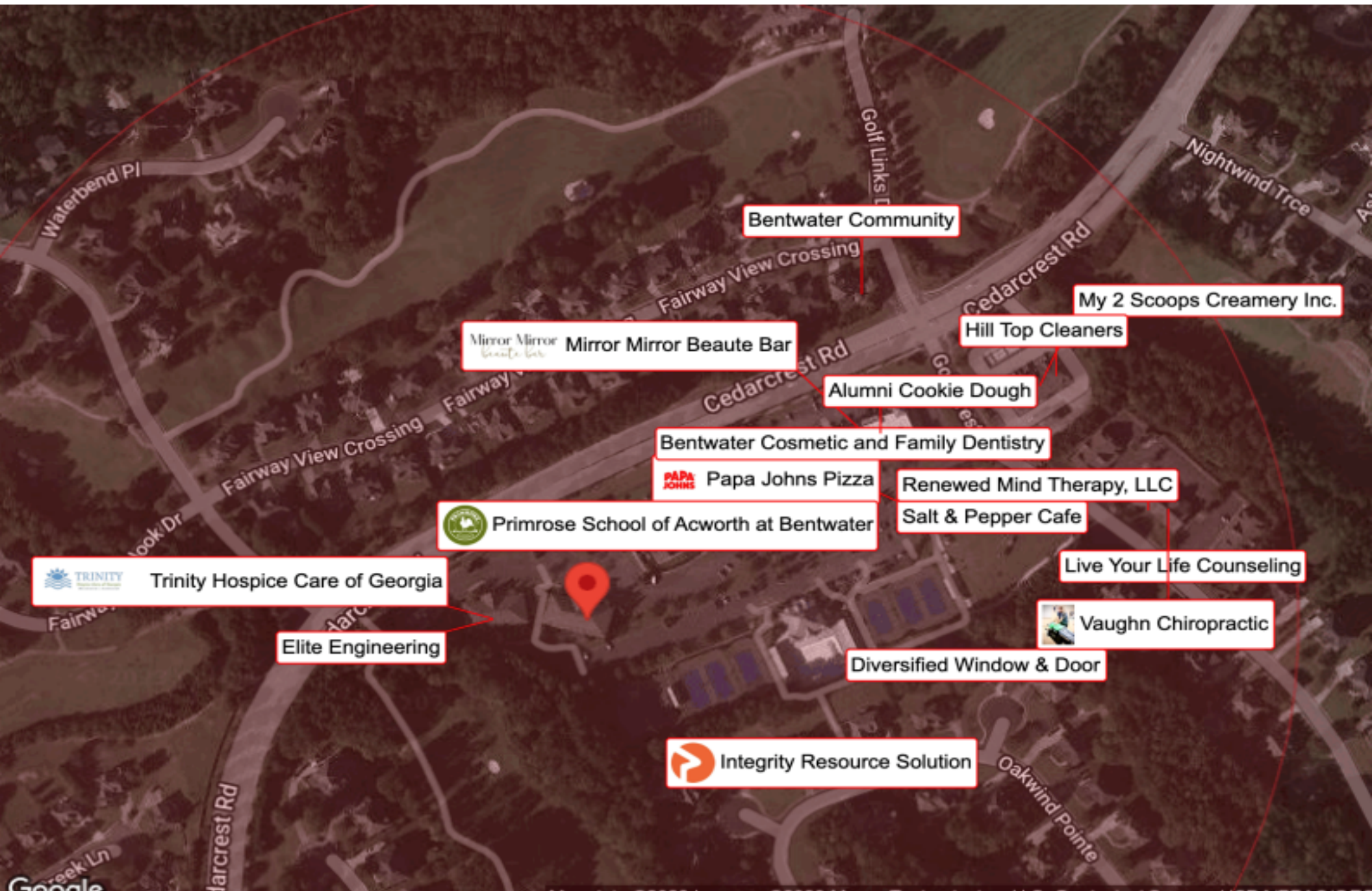
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Acworth, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.





 **Trinity Hospice Care of Georgia**


Elite Engineering

 **Primrose School of Acworth at Bentwater**

 **Papa John's Pizza**

Bentwater Cosmetic and Family Dentistry

Alumni Cookie Dough


 **Mirror Mirror Beaute Bar**

Bentwater Community


Renewed Mind Therapy, LLC

Salt & Pepper Cafe

Live Your Life Counseling

 **Vaughn Chiropractic**

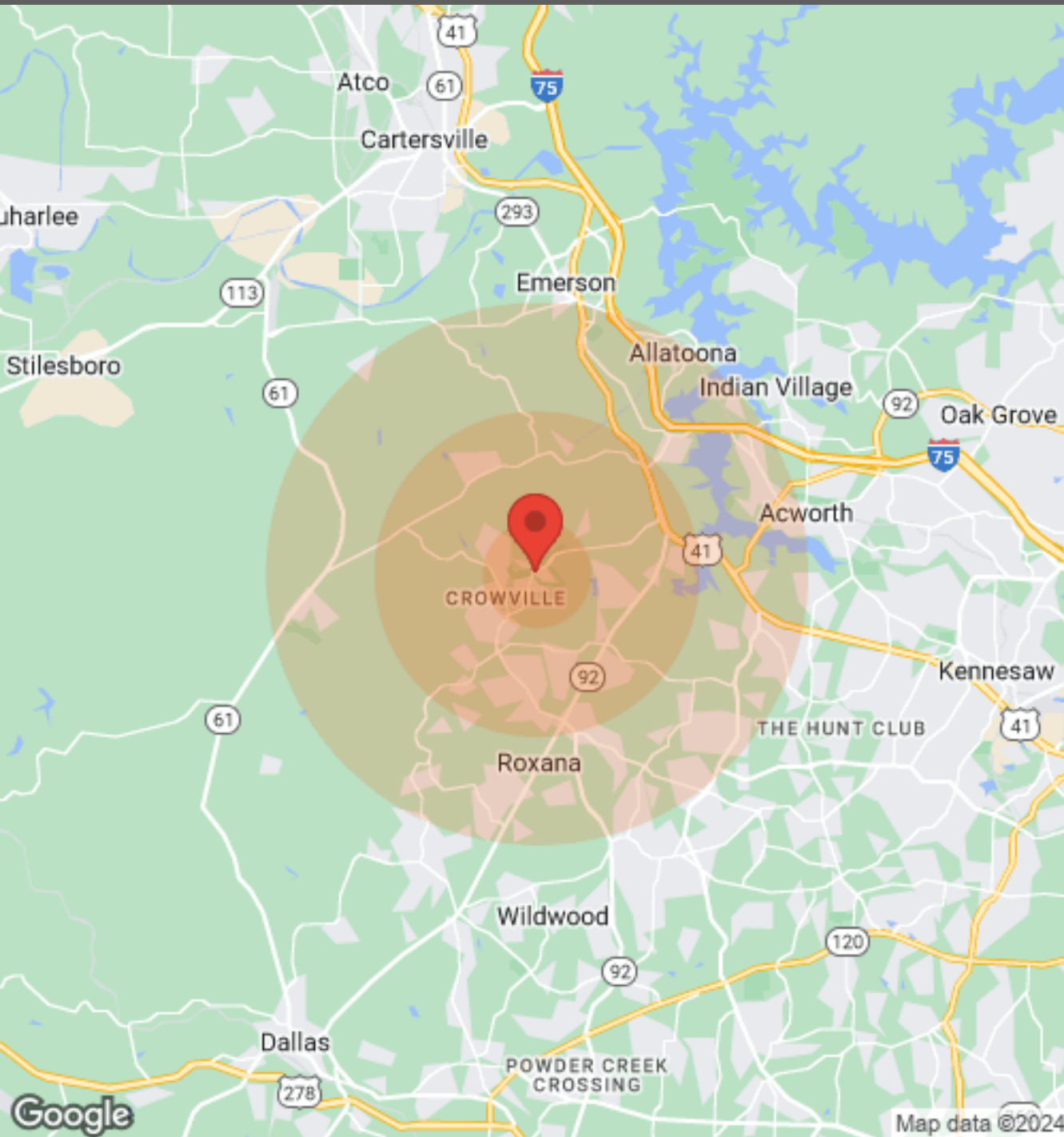
Diversified Window & Door

 **Integrity Resource Solution**

Hill Top Cleaners

My 2 Scoops Creamery Inc.

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	N/A	7,060	28,181
Female	N/A	6,855	28,133
Total Population	N/A	13,915	56,314
Age			
Ages 0-14	N/A	3,338	13,151
Ages 15-24	N/A	2,280	8,920
Ages 25-54	N/A	4,783	20,325
Ages 55-64	N/A	1,614	6,902
Ages 65+	N/A	1,900	7,016
Race			
White	N/A	12,126	47,661
Black	N/A	1,064	5,737
Am In/AK Nat	N/A	9	41
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	777	3,206
Multi-Racial	N/A	1,004	4,136
Income			
Median	N/A	\$101,239	\$77,430
< \$15,000	N/A	123	873
\$15,000-\$24,999	N/A	195	852
\$25,000-\$34,999	N/A	143	728
\$35,000-\$49,999	N/A	323	2,503
\$50,000-\$74,999	N/A	815	3,517
\$75,000-\$99,999	N/A	940	3,217
\$100,000-\$149,999	N/A	1,193	4,372
\$150,000-\$199,999	N/A	392	1,367
> \$200,000	N/A	375	1,128
Housing			
Total Units	N/A	4,438	19,170
Occupied	N/A	4,184	17,929
Owner Occupied	N/A	3,915	15,891
Renter Occupied	N/A	269	2,038
Vacant	N/A	254	1,241

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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 warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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