

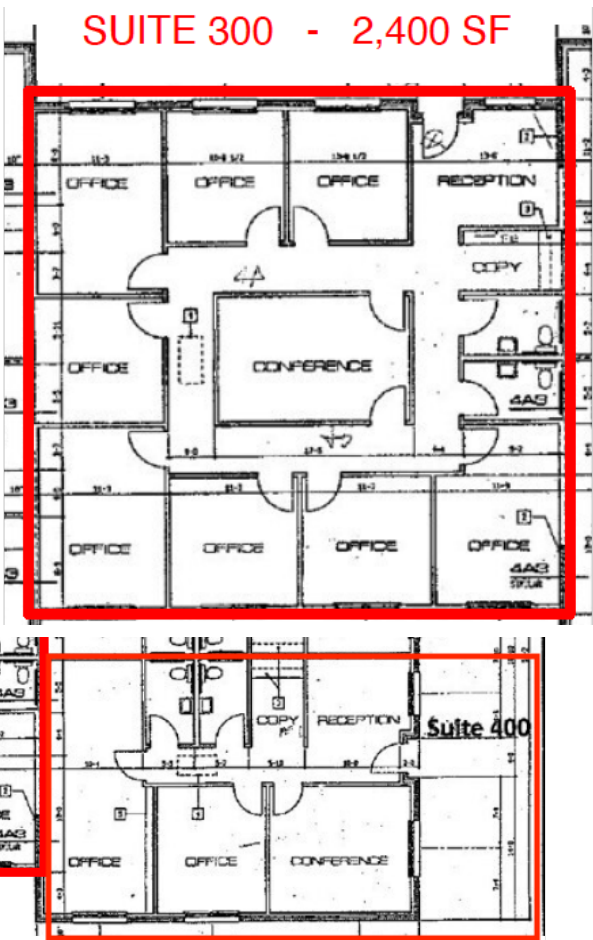


PRIME OFFICE SPACE AVAILABLE IN DOWNTOWN KENNESAW

1,200 - 2,400 SF - Private Offices
w/Conference Room, Reception

3185 CHEROKEE ST, KENNESAW, GA
30144

DON EDWARDS
Associate Broker/KW Director
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119563, GA



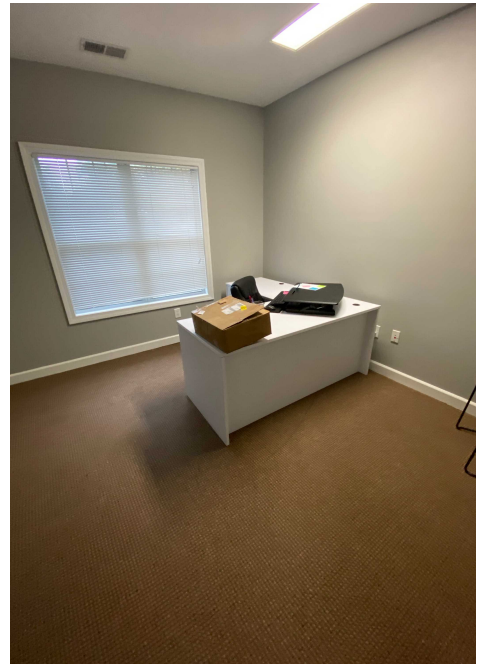
Property Overview

Beautiful office building with two available suites. Suite 300 consists of 2,400 sq ft and includes 8 offices, a conference room, reception area and kitchenette. Suite 400 features 1,200 sq ft, reception, conference room, workroom and restrooms and small offices. Conveniently located on Cherokee Street, less than a mile from downtown Kennesaw with its restaurants, museums, shopping and upscale residential redevelopment. Easy access to I-75 and US 41 (Cobb Pkwy).

Available SF:	1,200 - 2,400
Class:	C
Lease Rate:	\$15.00 sf/yr
CAM	\$2.00
NNN:	Yes
Zoning:	OI
Market:	NW Atlanta
Sub Market	Kennesaw

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SUITE 300 PHOTOS

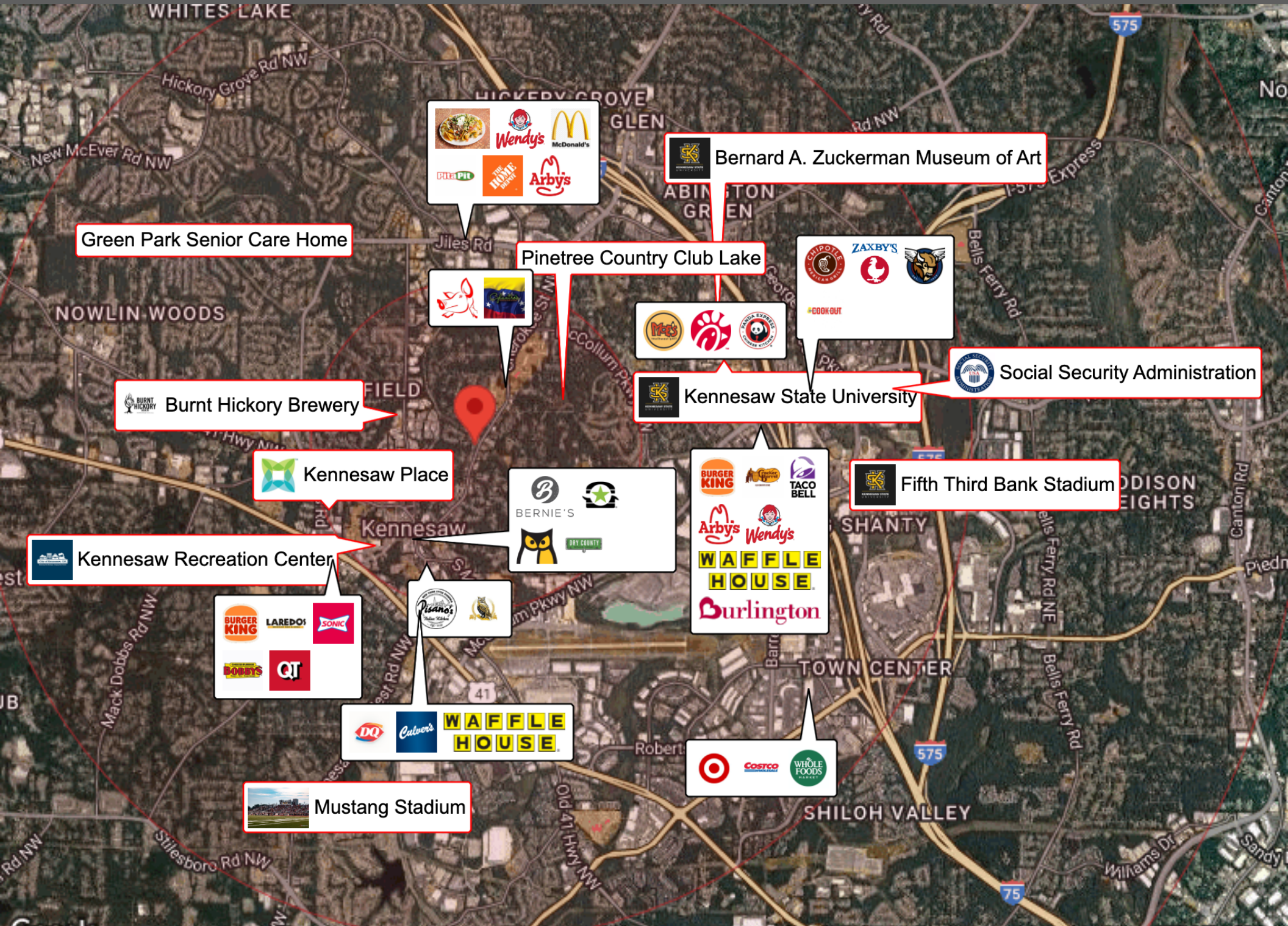


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BUSINESS MAP



Green Park Senior Care Home



Bernard A. Zuckerman Museum of Art

Pinetree Country Club Lake



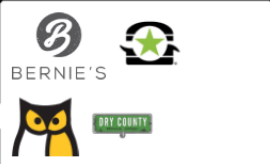
Burnt Hickory Brewery



Social Security Administration

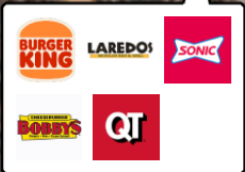
Kennesaw State University

Kennesaw Place



Fifth Third Bank Stadium

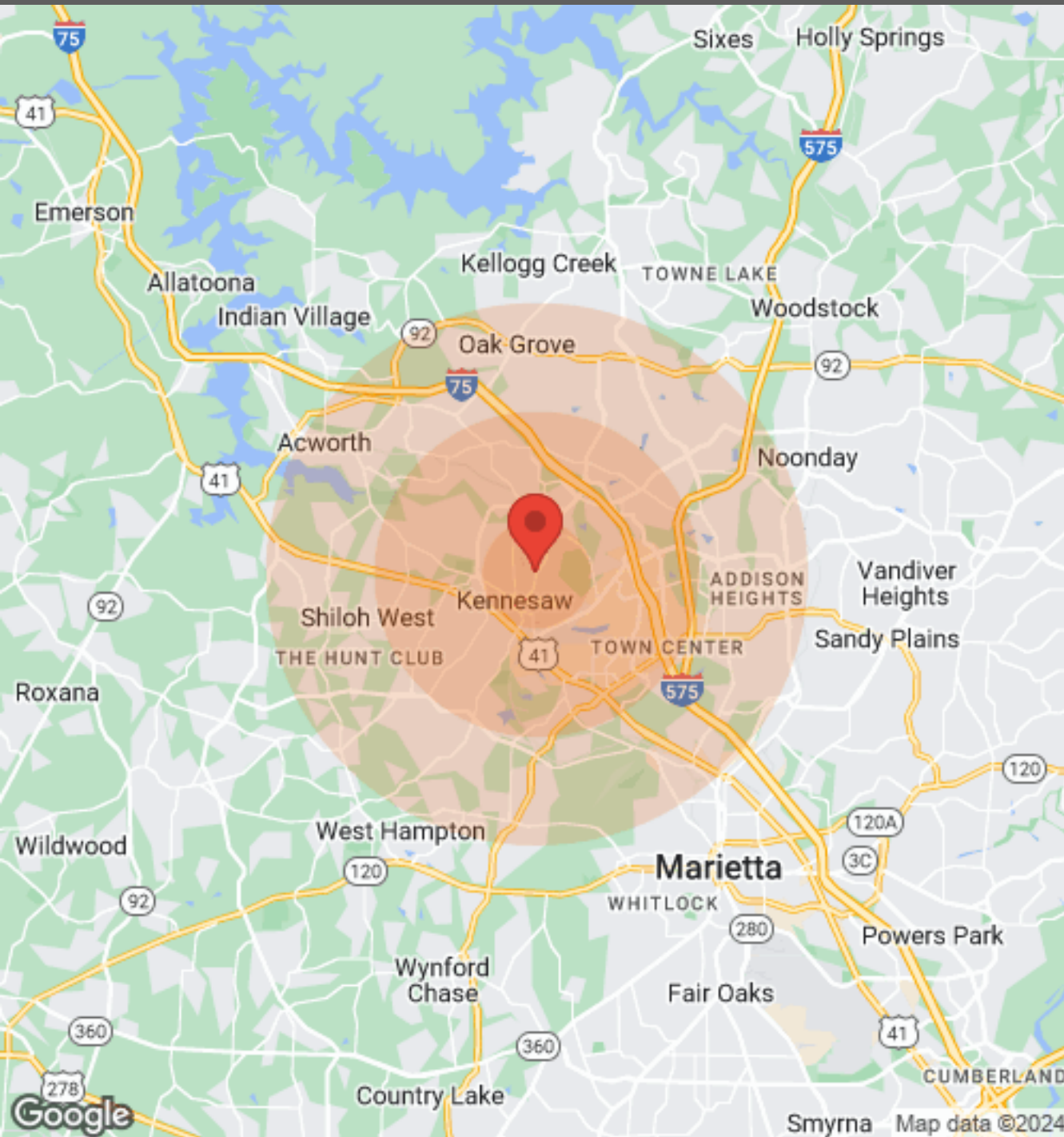
Kennesaw Recreation Center



Mustang Stadium



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	3,658	31,609	82,178
Female	3,718	32,942	85,973
Total Population	7,376	64,551	168,151
Age			
Ages 0-14	1,547	13,775	35,704
Ages 15-24	961	8,396	22,735
Ages 25-54	2,828	26,422	66,100
Ages 55-64	984	7,715	20,348
Ages 65+	1,056	8,243	23,264
Race			
White	5,122	41,832	116,106
Black	1,409	14,032	32,350
Am In/AK Nat	N/A	73	176
Hawaiian	N/A	2	10
Hispanic	1,127	8,269	18,568
Multi-Racial	1,326	11,534	24,052
Income			
Median	\$56,111	\$59,844	\$69,646
< \$15,000	161	1,863	4,870
\$15,000-\$24,999	153	1,792	3,871
\$25,000-\$34,999	259	2,383	5,405
\$35,000-\$49,999	540	2,927	8,126
\$50,000-\$74,999	663	5,103	13,079
\$75,000-\$99,999	396	3,571	9,950
\$100,000-\$149,999	502	3,522	9,375
\$150,000-\$199,999	86	1,157	3,789
> \$200,000	16	818	2,762
Housing			
Total Units	3,166	23,704	64,624
Occupied	2,871	22,104	60,269
Owner Occupied	1,804	13,877	41,898
Renter Occupied	1,067	8,227	18,371
Vacant	295	1,600	4,355

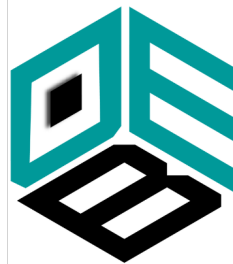
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DONALD B EDWARDS JR

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.



DBE
PROPERTIES



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