



RETAIL SPACE FOR LEASE IN ACWORTH'S COWAN PLAZA

Long Term Tenants, Ample Parking,
Adjacent to Publix, Near Downtown

CONTACT KYLEE FOR INQUIRIES
4794 COWAN RD, ACWORTH, GA 30101

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Overview

Cowan Plaza is a well maintained 6 bay plaza in Acworth, GA, located just off I-75 and Hwy 92 and is home to many long term tenants.

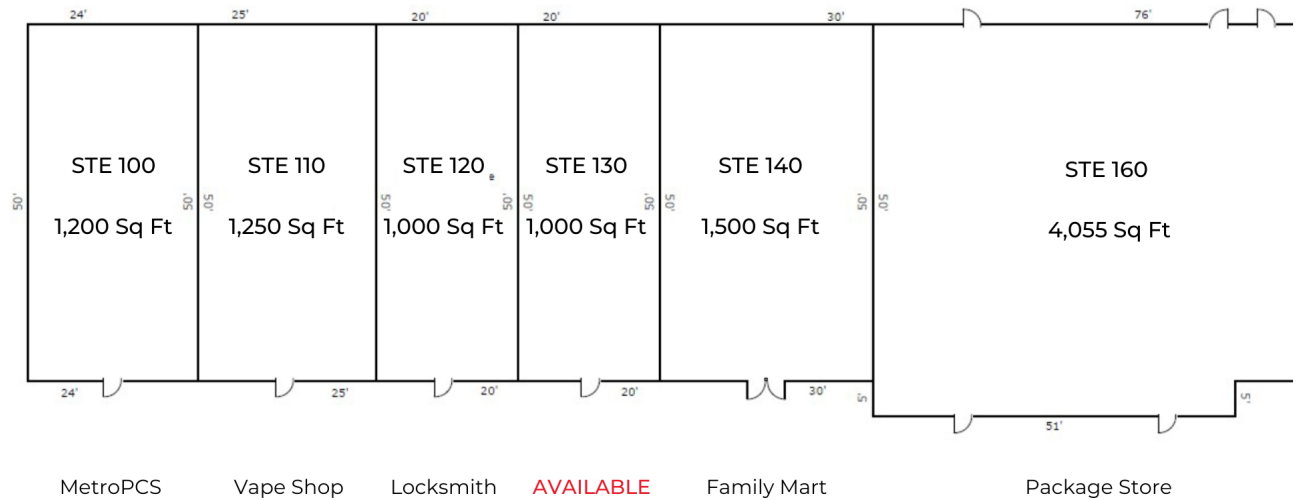
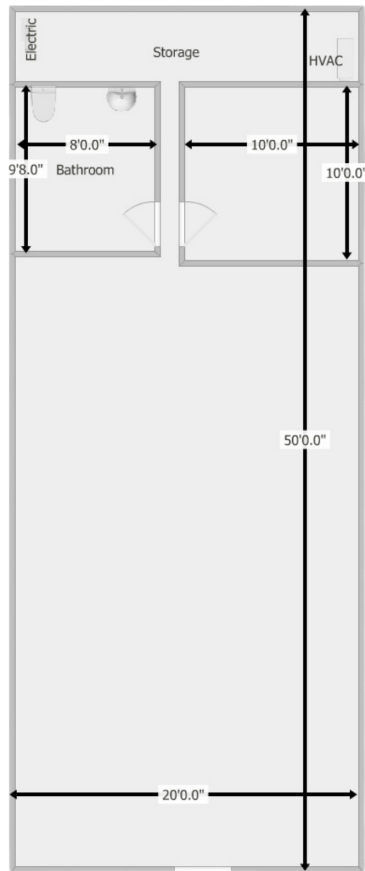
Perfect for businesses seeking a high-visibility location, Cowan Rd serves also as a side entrance into Publix Anchored Shopping Center with major retailers like Zaxby's, Sonic, Dominos Pizza, and local hot spots: bar and grill, Chinese and a cafe. The large lot provides ample parking and great turnaround access.

| | |
|----------------|-------------------------|
| Type: | Retail |
| Address1: | 4974 Cowan Road |
| Address2: | Acworth, GA 30101 |
| Cross Streets: | Cowan Rd and Baker Rd |
| Lease Rate: | \$30.00 sf/yr NNN + CAM |
| Available SF: | 1,000 |
| Market: | NW Atlanta |
| Sub-market: | Acworth |
| Year Built: | 2006 |
| Parking: | Surface |
| Zoning: | C2 |

AVAILABLE SUITE

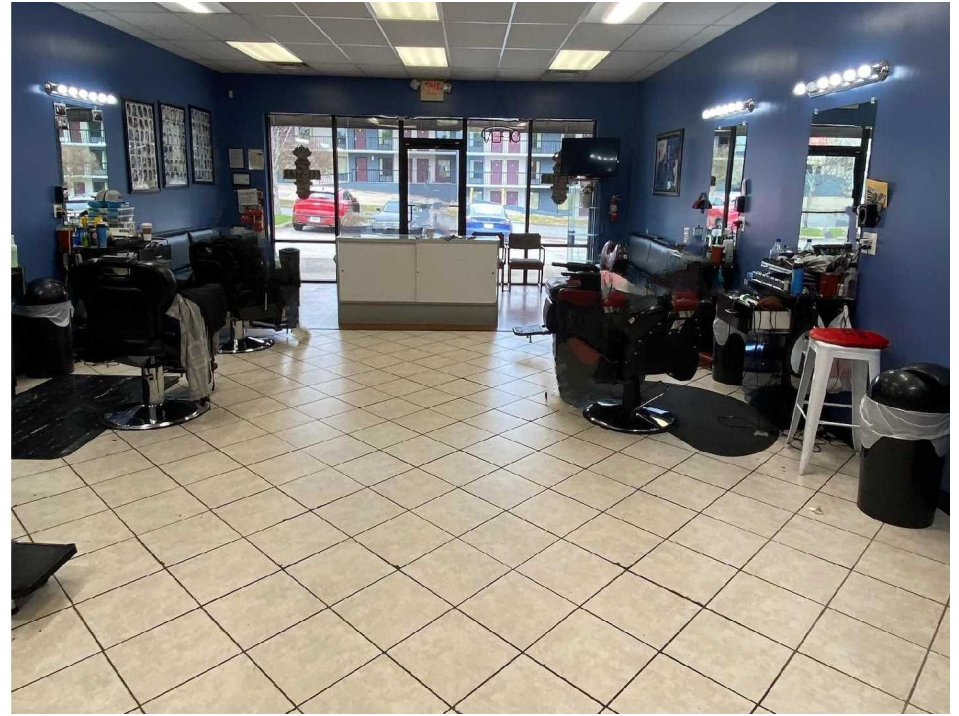
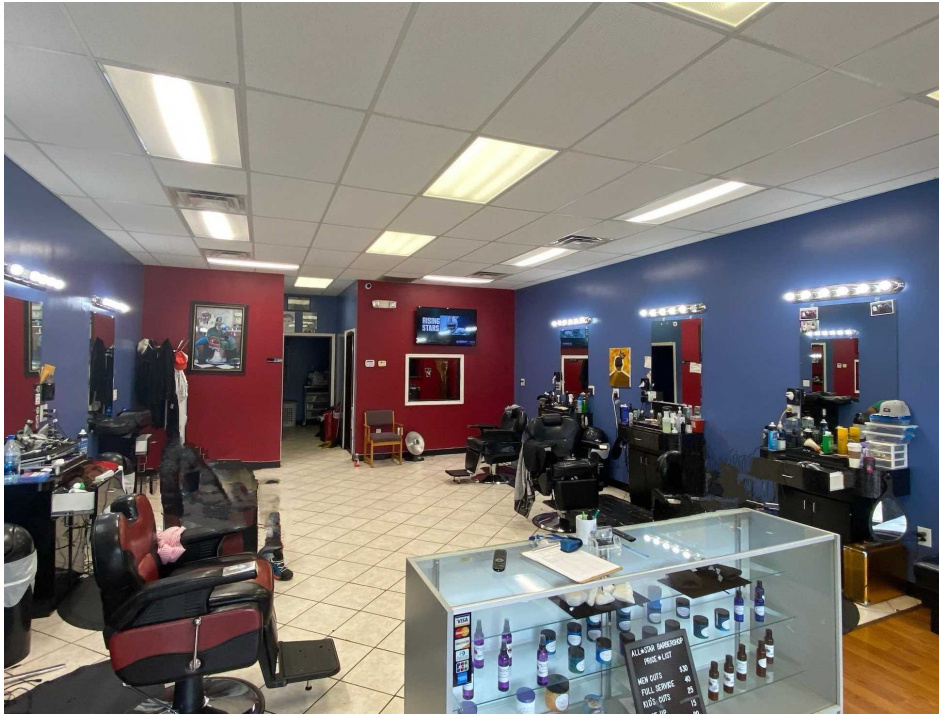


4974 Cowan Rd, Suite 130

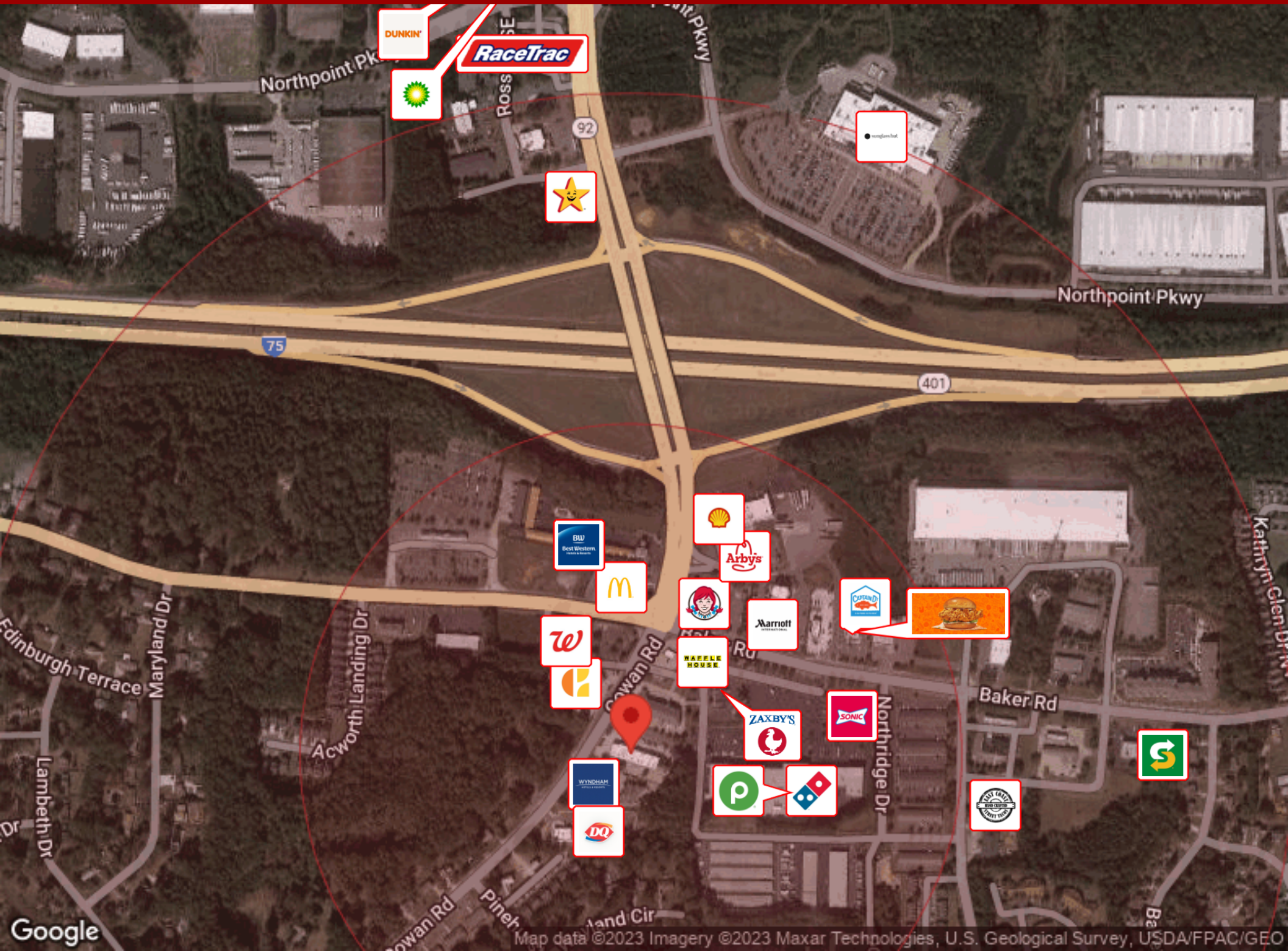


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SUITE PHOTOS



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DUNKIN'

RaceTrac

Northpoint Pkwy

Ross Dr

92

• wrightson hat

Northpoint Pkwy

75

401

Best Western

Shell

Arby's

McDonald's

Wendy's

Marriott

Capriotti's

Burger King

W

Waffle House

Marriott

Zaxby's

Sonic

P

Domino's

Wyndham

DQ

Wendy's

Wendy's

Edinburgh Terrace

Maryland Dr

Acworth Landing Dr

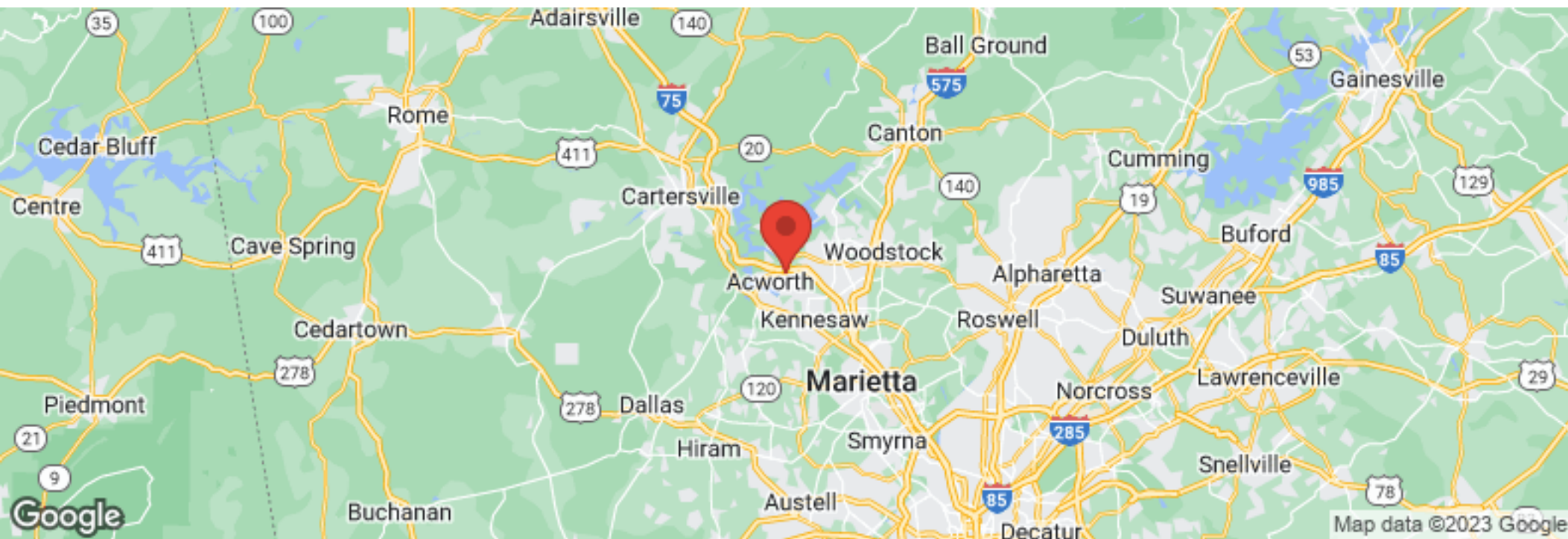
Cowan Rd

Northridge Dr

Baker Rd

Kathryn Glen Dr

AREA OVERVIEW



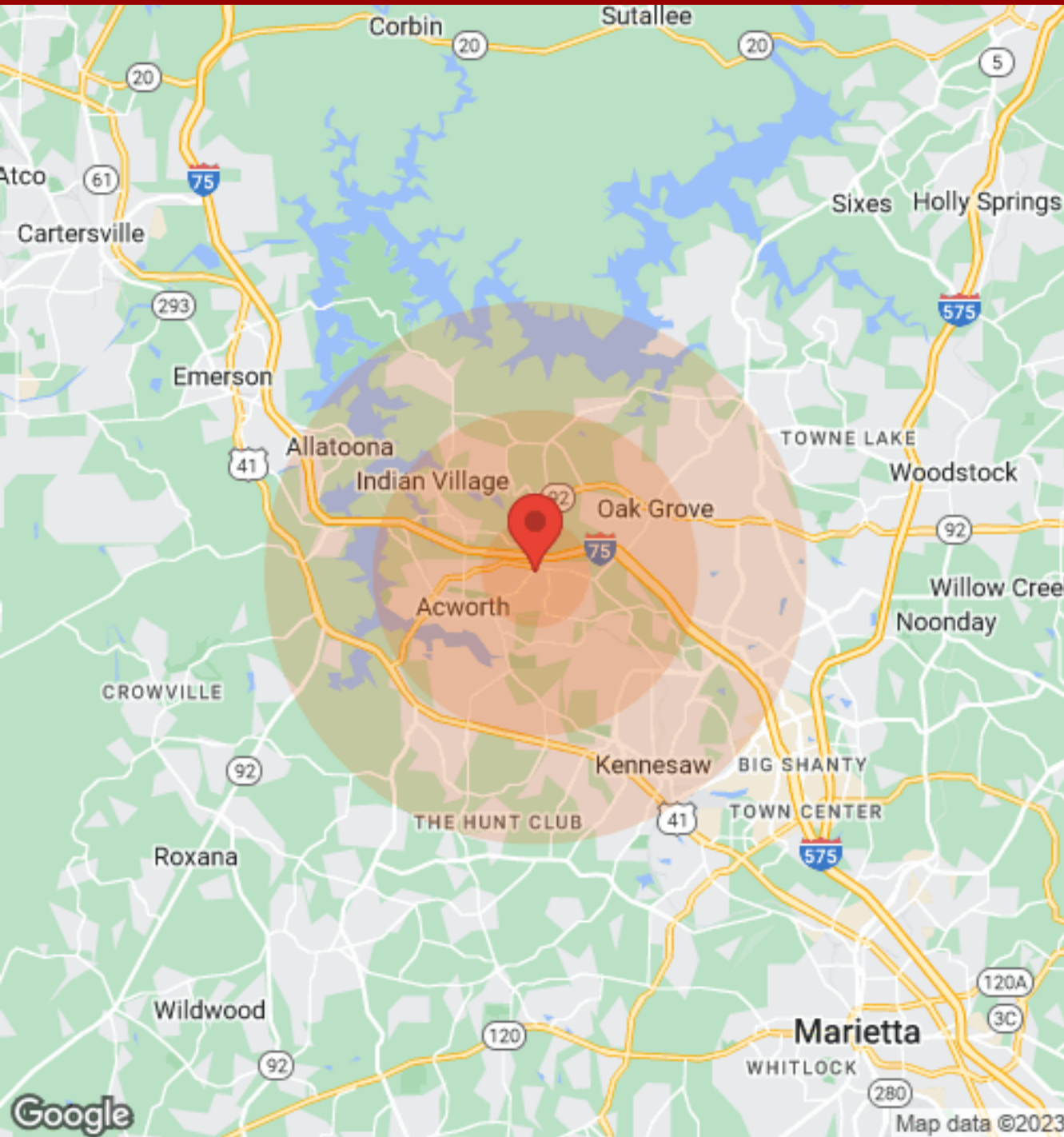
ACWORTH, GA

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.



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DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 6,377 | 26,286 | 62,140 |
| Female | 6,682 | 27,426 | 63,749 |
| Total Population | 13,059 | 53,712 | 125,889 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 3,185 | 12,654 | 27,520 |
| Ages 15-24 | 1,839 | 7,629 | 17,195 |
| Ages 55-64 | 1,212 | 5,698 | 15,133 |
| Ages 65+ | 1,082 | 5,694 | 14,737 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 7,979 | 36,099 | 91,023 |
| Black | 3,382 | 11,679 | 21,280 |
| Am In/AK Nat | 11 | 72 | 160 |
| Hawaiian | 5 | 5 | 14 |
| Hispanic | 2,216 | 5,994 | 15,680 |
| Multi-Racial | 2,806 | 7,760 | 19,506 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$52,744 | \$69,646 | \$64,911 |
| < \$15,000 | 668 | 1,617 | 3,579 |
| \$15,000-\$24,999 | 382 | 1,021 | 3,085 |
| \$25,000-\$34,999 | 662 | 1,596 | 3,725 |
| \$35,000-\$49,999 | 948 | 2,531 | 6,140 |
| \$50,000-\$74,999 | 1,264 | 4,638 | 10,086 |
| \$75,000-\$99,999 | 519 | 3,426 | 7,082 |
| \$100,000-\$149,999 | 302 | 3,001 | 6,605 |
| \$150,000-\$199,999 | 112 | 769 | 2,214 |
| > \$200,000 | N/A | 487 | 1,454 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,084 | 20,176 | 46,948 |
| Occupied | 4,605 | 18,764 | 43,510 |
| Owner Occupied | 3,025 | 14,380 | 32,490 |
| Renter Occupied | 1,580 | 4,384 | 11,020 |
| Vacant | 479 | 1,412 | 3,438 |

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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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