



# SPACE FOR LEASE IN ACWORTH RETAIL STRIP CENTER

Adjacent to Historic Downtown  
Acworth

CONTACT KYLEE FOR INQUIRIES  
4413- 4437 S MAIN ST., ACWORTH, GA 30101

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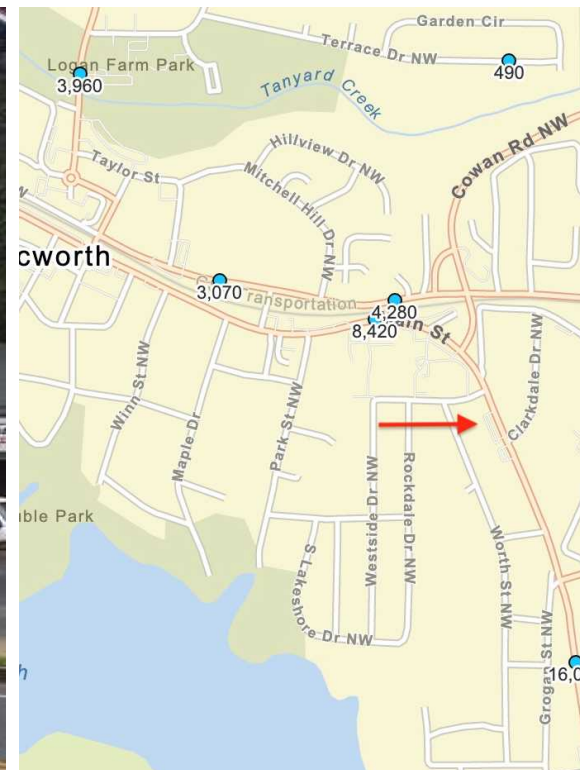
## DON EDWARDS

Associate Broker/KW Director  
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don@dbeproperties.com  
119563, GA

## KYLEE WARSHAW

KW Associate  
(678) 472-6847  
kylee@wnkproperties.com  
394754, GA





### Property Description

Retail space available in well maintained 8 bay strip center in a hot Acworth area. Strip provides ample parking, long term tenants and competitive lease rates. Adjacent to Historic Downtown, senior independent living, senior care center and city recreational facilities. Surrounded by new development, restaurants, retail and parks.

### Location Overview

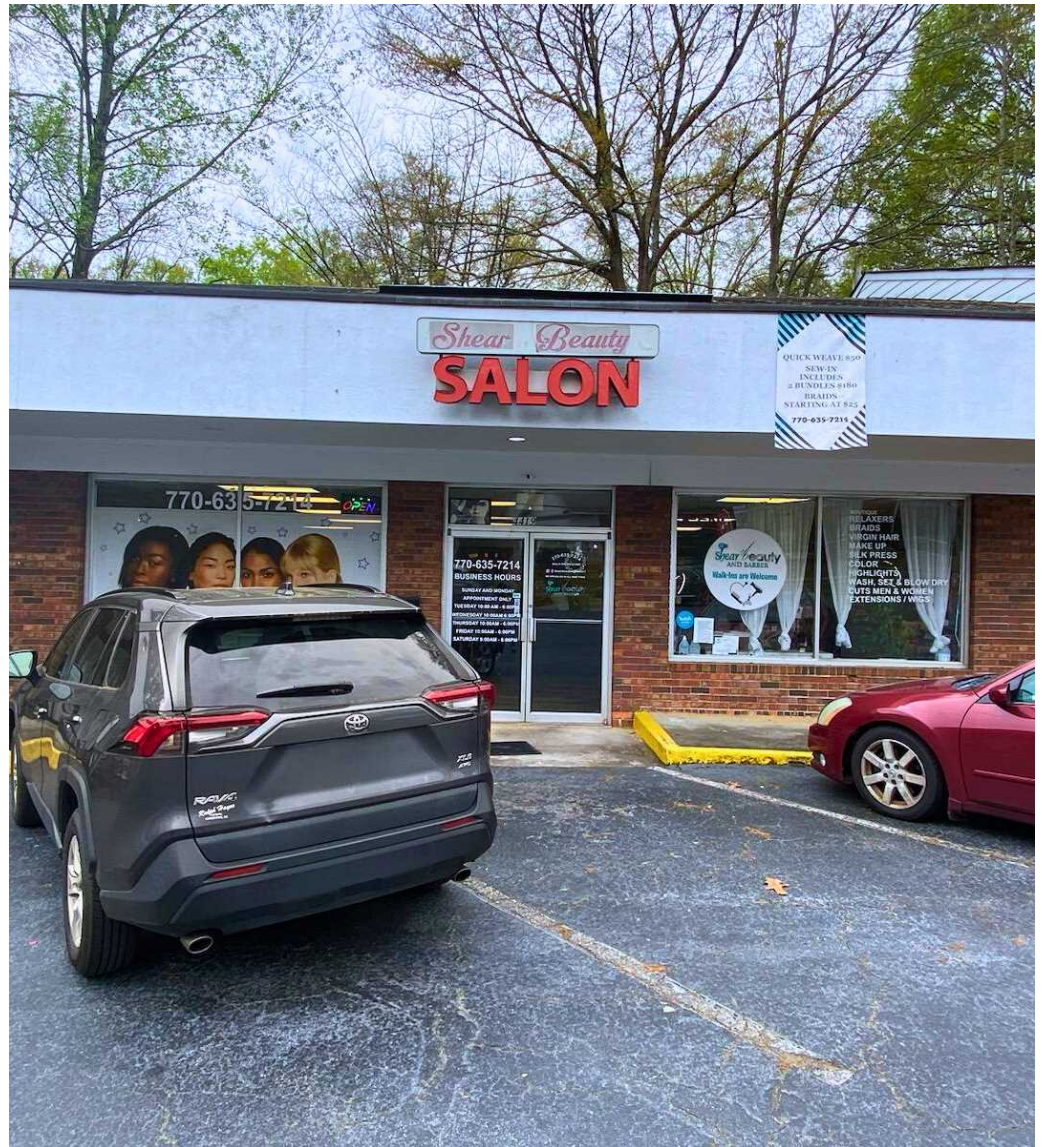
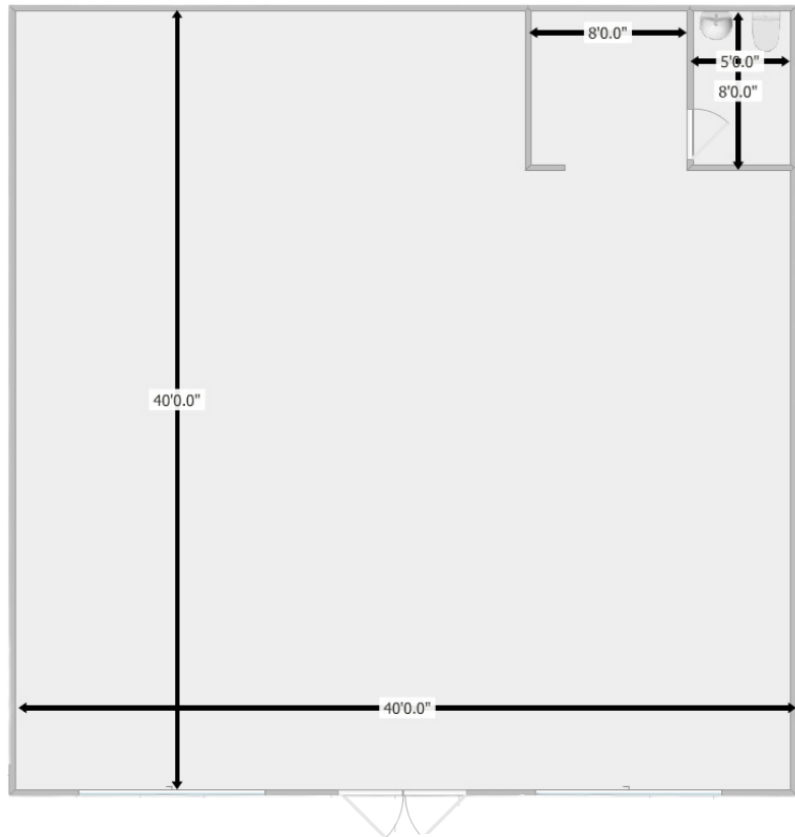
Located in desirable Acworth area, near Kennesaw on busy S Main Street, convenient to I-75, US Hwy 41, and Cobb Pkwy. 16,000 traffic count.

### Details

Available SF:	1,600
Lease Rate:	\$15 sf/yr +\$3.50 CAM
Market:	NW Atlanta - GA
Sub-market:	NW Cobb County - GA
Agent Contact:	Kylee Warshaw 678-472-6847
Zoning:	C-2 - General Business
Traffic Count	16,000 on S Main St

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4419 S Main St



**STE 4419 - 1,600 SF - \$15.00/sf + \$3.50 CAM NNN (Currently built out as a beauty shop)**

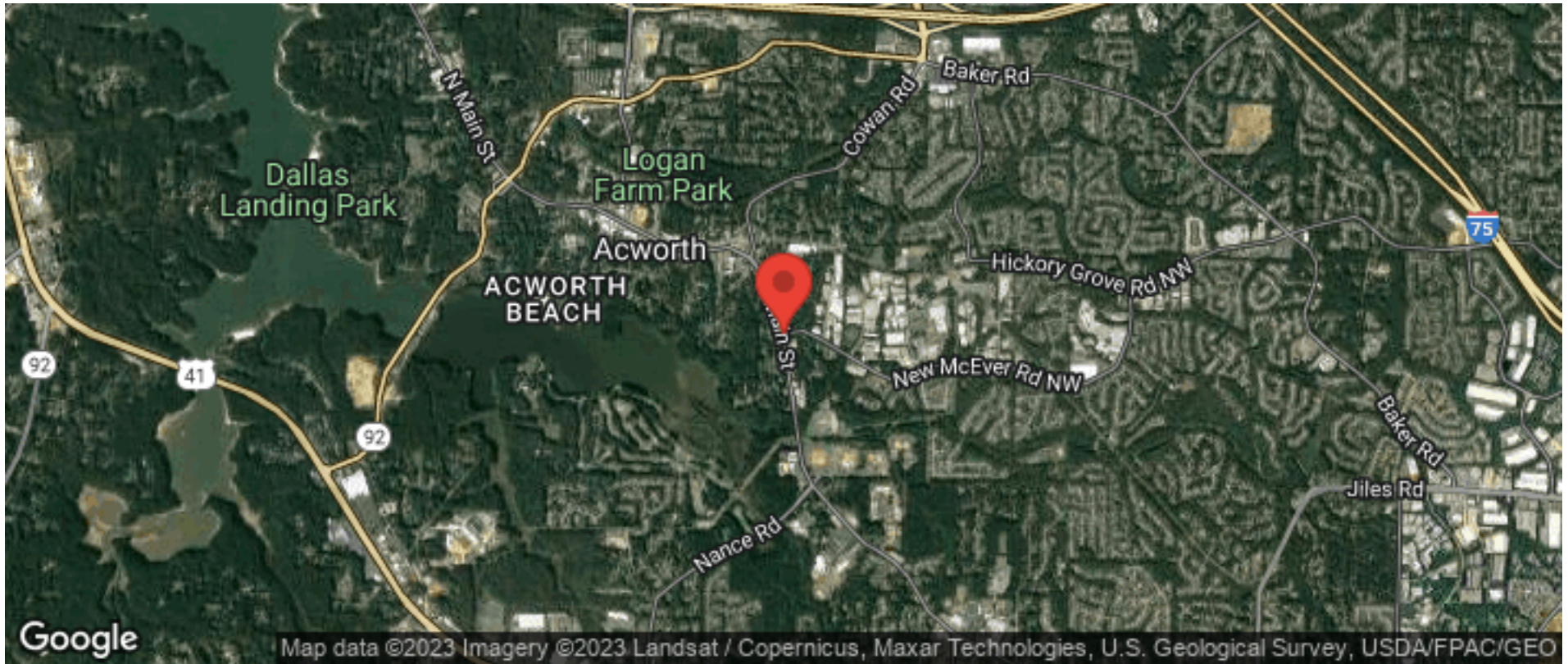
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### Acworth, GA

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.





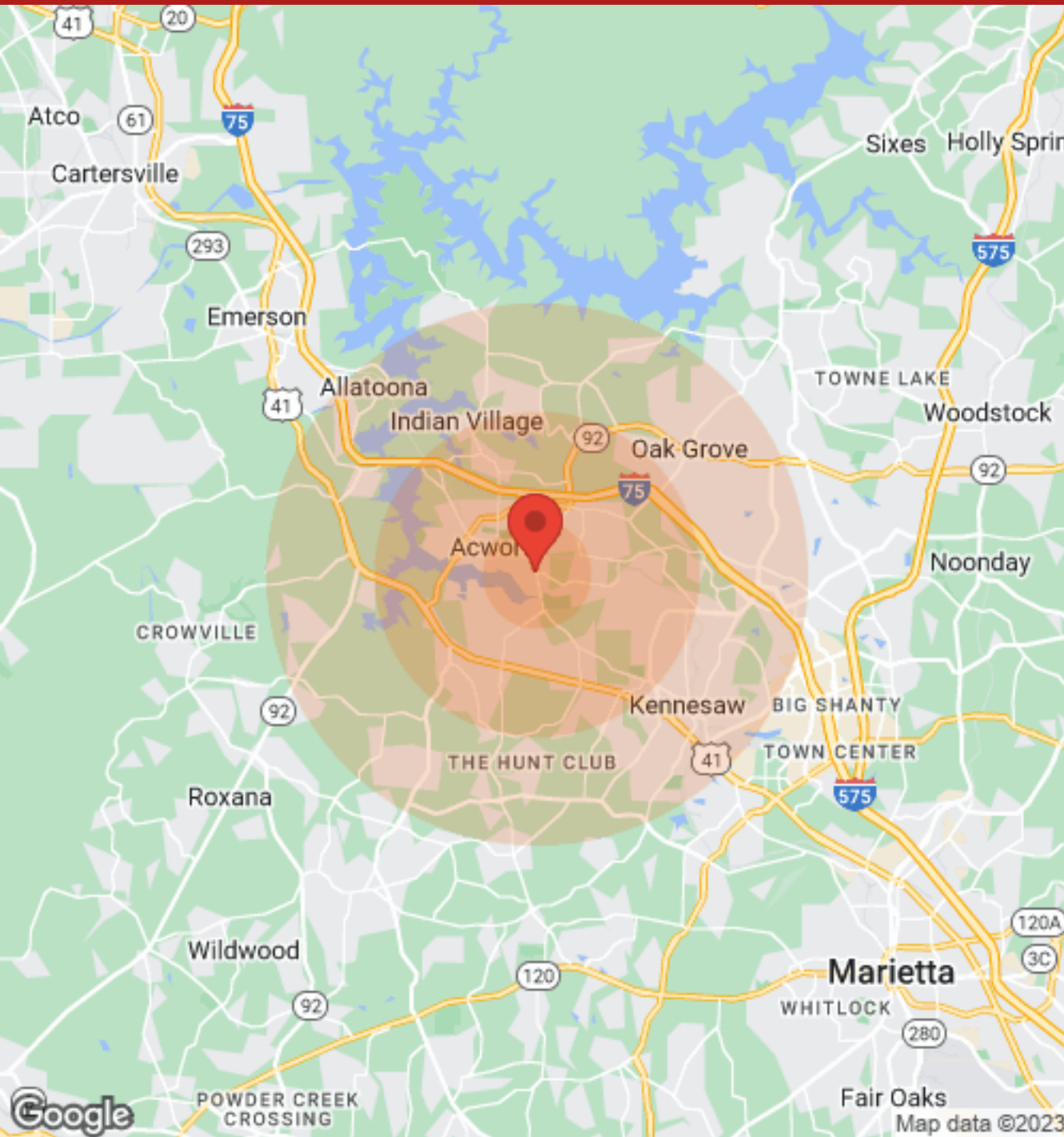
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# BUSINESS MAP



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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,932	27,716	63,984
Female	4,171	29,368	66,468
Total Population	8,103	57,084	130,452

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,901	13,344	28,542
Ages 15-24	1,154	8,151	18,414
Ages 55-64	866	6,305	15,881
Ages 65+	1,097	6,896	15,831

Race	1 Mile	3 Miles	5 Miles
White	5,725	38,803	95,666
Black	1,629	12,178	21,820
Am In/AK Nat	1	51	149
Hawaiian	N/A	8	8
Hispanic	963	6,524	13,699
Multi-Racial	1,160	8,470	17,446

Income	1 Mile	3 Miles	5 Miles
Median	\$73,070	\$69,728	\$70,275
< \$15,000	282	1,585	3,129
\$15,000-\$24,999	204	1,093	2,842
\$25,000-\$34,999	307	1,669	3,463
\$35,000-\$49,999	315	2,903	5,711
\$50,000-\$74,999	639	4,623	9,897
\$75,000-\$99,999	506	3,343	7,697
\$100,000-\$149,999	491	3,414	7,675
\$150,000-\$199,999	106	1,002	2,640
> \$200,000	64	602	1,776

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,255	21,404	47,473
Occupied	3,001	19,932	44,229
Owner Occupied	2,295	15,597	34,526
Renter Occupied	706	4,335	9,703
Vacant	254	1,472	3,244

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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.

Contact Kylee for inquiries  
[don@dbeproperties.com](mailto:don@dbeproperties.com)



## 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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