

Tuscan Heights

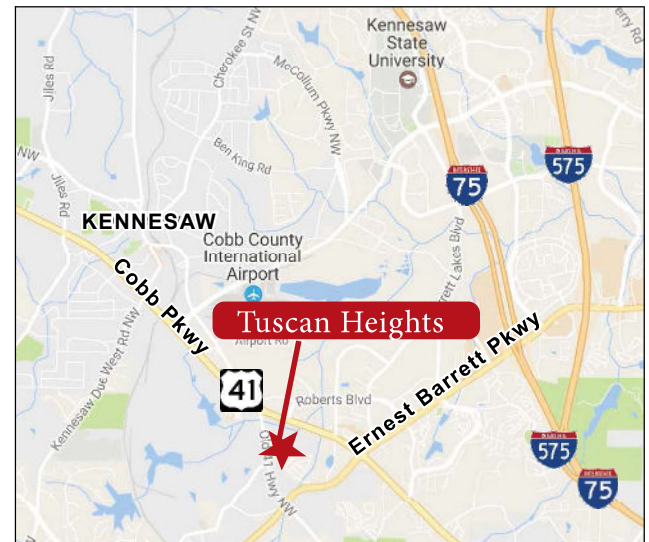
3,600 SF of Space Available

Sits on Heavily Trafficked Old Highway 41



1735 Tuscan Heights Boulevard, Kennesaw, GA 30152

- One (1) 3,600 SF vacancy
- Built in 2008, this 14,860 SF shopping center is located in a busy retail corridor of thriving Cobb County
- Located on Old Highway 41, which connects two frequently traveled roads (Barrett Parkway and Cobb Parkway) with combined traffic count of 83,100 vehicles per day
- A dense, residential market supplemented with heavy daytime populations creates a large consumer base
- Surrounding area retailers include recently developed Kennesaw Marketplace and Publix anchored Barrett Parkway Shopping Center



FOR LEASE

Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2020	24,827	166,454	657,348
Annual Pop Growth 2010-2020	1.2%	1.0%	1.3%
Projected Growth 2020-2025	0.7%	0.6%	0.9%
Total Households	10,105	62,195	240,110
Average Household Income	\$93,421	\$105,822	\$102,691
Bachelor's Degree or Above	40%	40%	37%

Traffic Count

15,567 Old 41 Highway NW

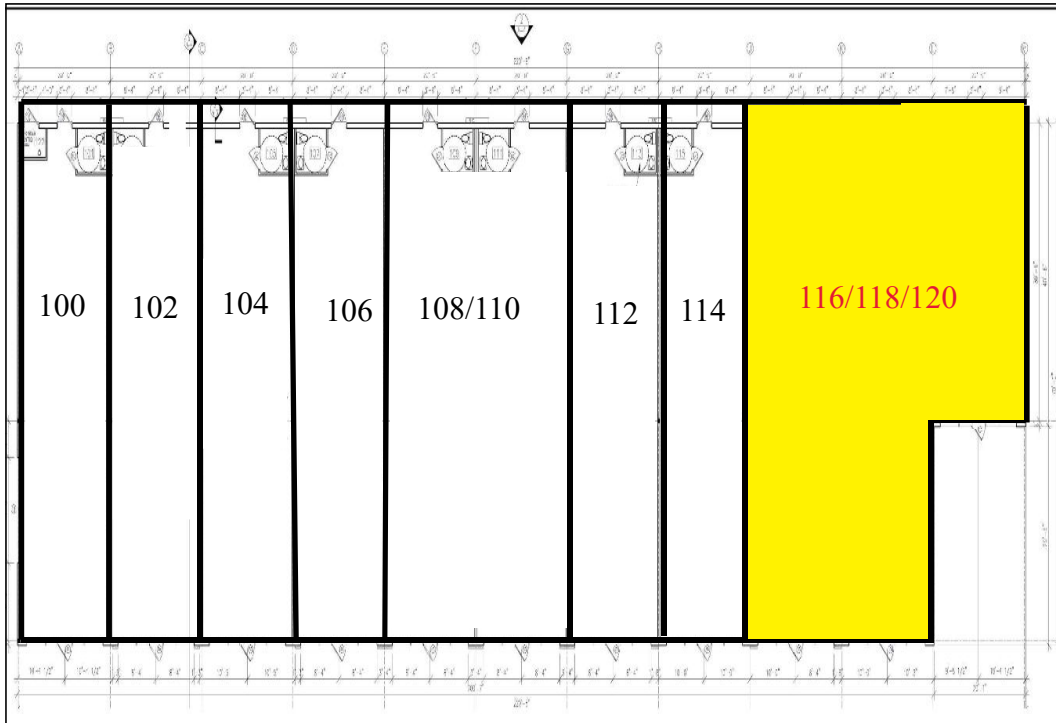
FOR MORE INFORMATION, CONTACT:

Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

LEASE AT Tuscan Heights

1735 Tuscan Heights Boulevard
Kennesaw, GA 30152



- Suite 100 Cleaners
- Suite 102 Liquor Store
- Suite 104
- Suite 106 Nail Salon
- Suite 108
- Suite 112
- Suite 114 Barber Shop
- Suite 116, 118, & 120 VACANT - 3,600 SF**

Total GLA 14,860 SF



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