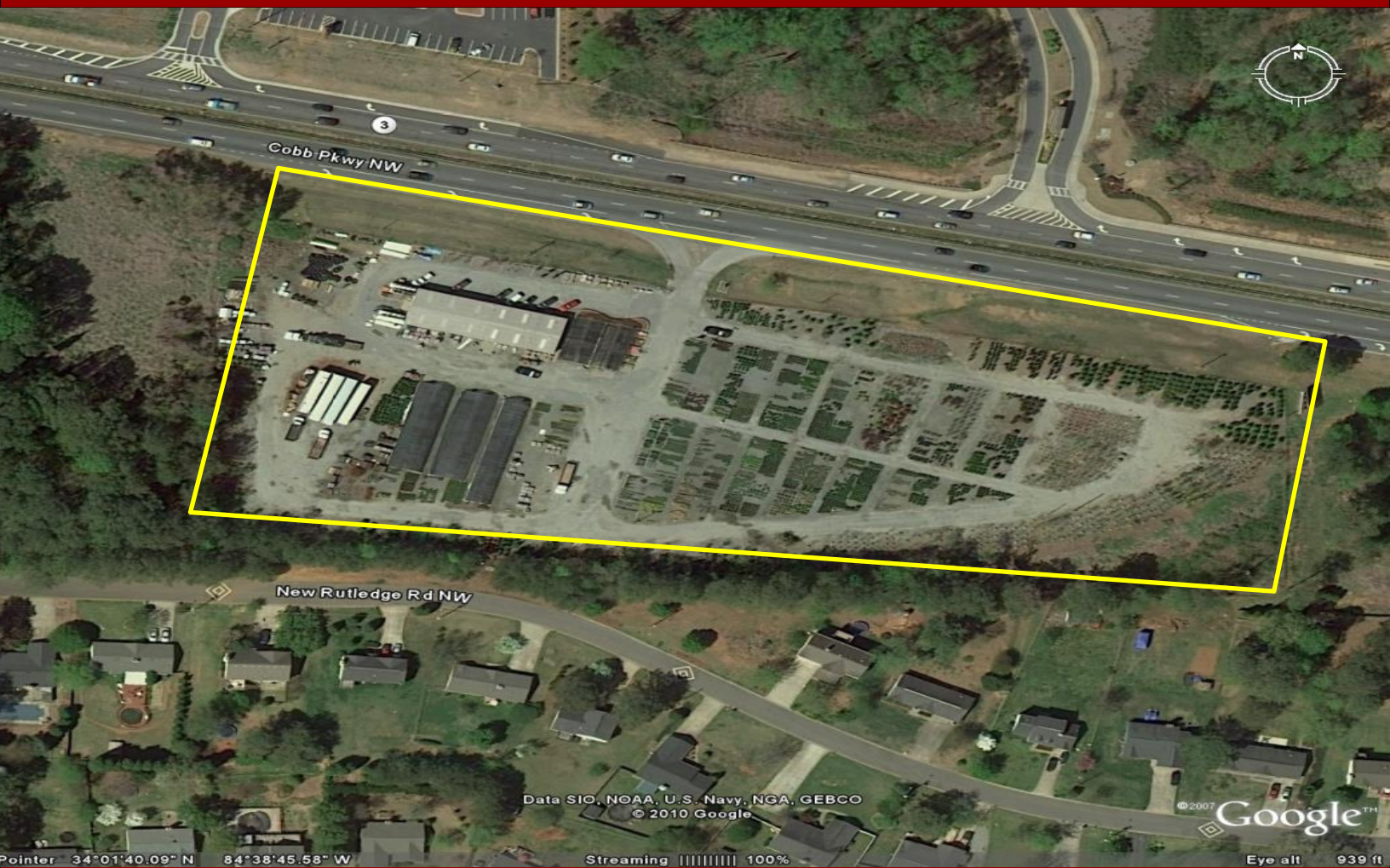


Commercial Property For Sale

3047 Cobb Parkway NW
Kennesaw, Cobb County, Georgia 30152



Offered by

Schair & Associates, Inc.

5592 Cool Springs Rd, Gainesville, GA 30506

(770) 533-9585

info@schairinc.com

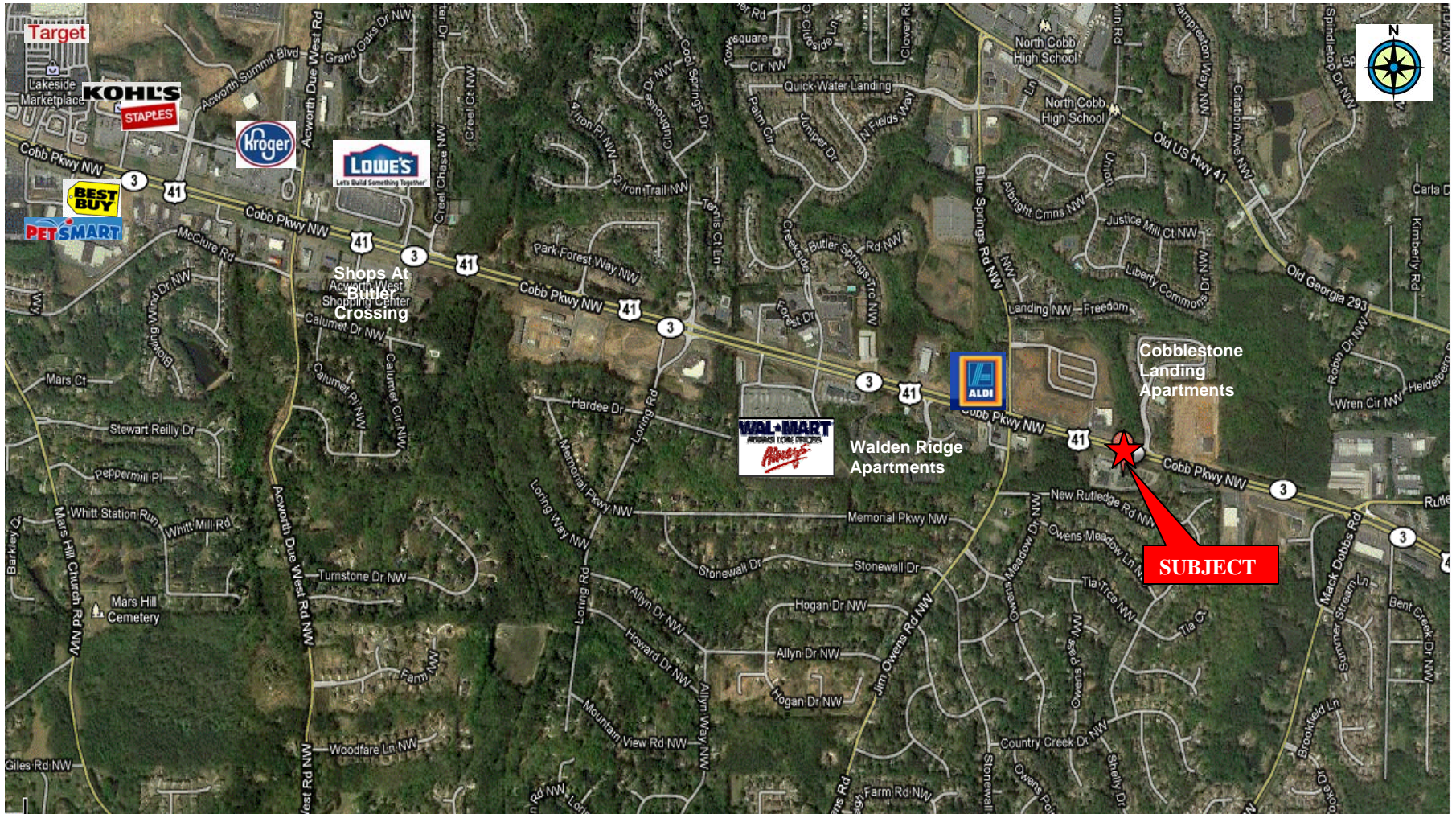
3047 COBB PARKWAY NW
Kennesaw, Cobb County, Georgia 30152

EXECUTIVE SUMMARY

PRICE:	\$2,550,000.00
LOCATION:	The subject property is located on the southbound side of Cobb Parkway at 3047 Cobb Parkway just southeast of Blue Springs Road and Jim Owens Road. Cobb Parkway is one of the major north to south arteries of Cobb County. The immediate vicinity is a well established and developing commercial area.
LEGAL DESCRIPTION:	Land Lot 125 of the 20 th Land District, Cobb County, Georgia
SIZE:	6.45± Acres
ZONING:	The property is subject to the zoning ordinance of Cobb County. It is zoned GC – General Commercial District.
FRONTAGE:	The property has approximately 900 feet of frontage along Cobb Parkway.
ACCESS:	Access to the property is provided via a curb cut on Cobb Parkway.
TRAFFIC COUNTS:	According to the Georgia Department of Transportation, 2007, the latest data available, traffic counts along Cobb Parkway just south of the subject at Mack Dobbs Road is 34,110 vehicles per day, while traffic counts on Cobb Parkway just north of the property at Acworth Due West Road is 34,520 vehicles per day.
TOPOGRAPHY:	Flat / Level
IMPROVEMENTS:	The property contains a 4,800 square foot commercial greenhouse/landscaping building built in 1987.
CURRENT TENANT:	The property is currently leased to Shemin Nurseries through December, 2014 with an annual rent of \$96,469.00. Shemin has no remaining options to renew the lease term.
UTILITIES:	The property is served by electricity, telephone, natural gas and water. The property is currently on a septic system, however, public sewer is available.
EXCLUSIVELY MARKETING BY:	SCHAIR & ASSOCIATES, INC. Rick Schair 770.533.9585 Office 404.314.6793 Mobile

3047 COBB PARKWAY NW
Kennesaw, Cobb County, Georgia 30152

AERIAL



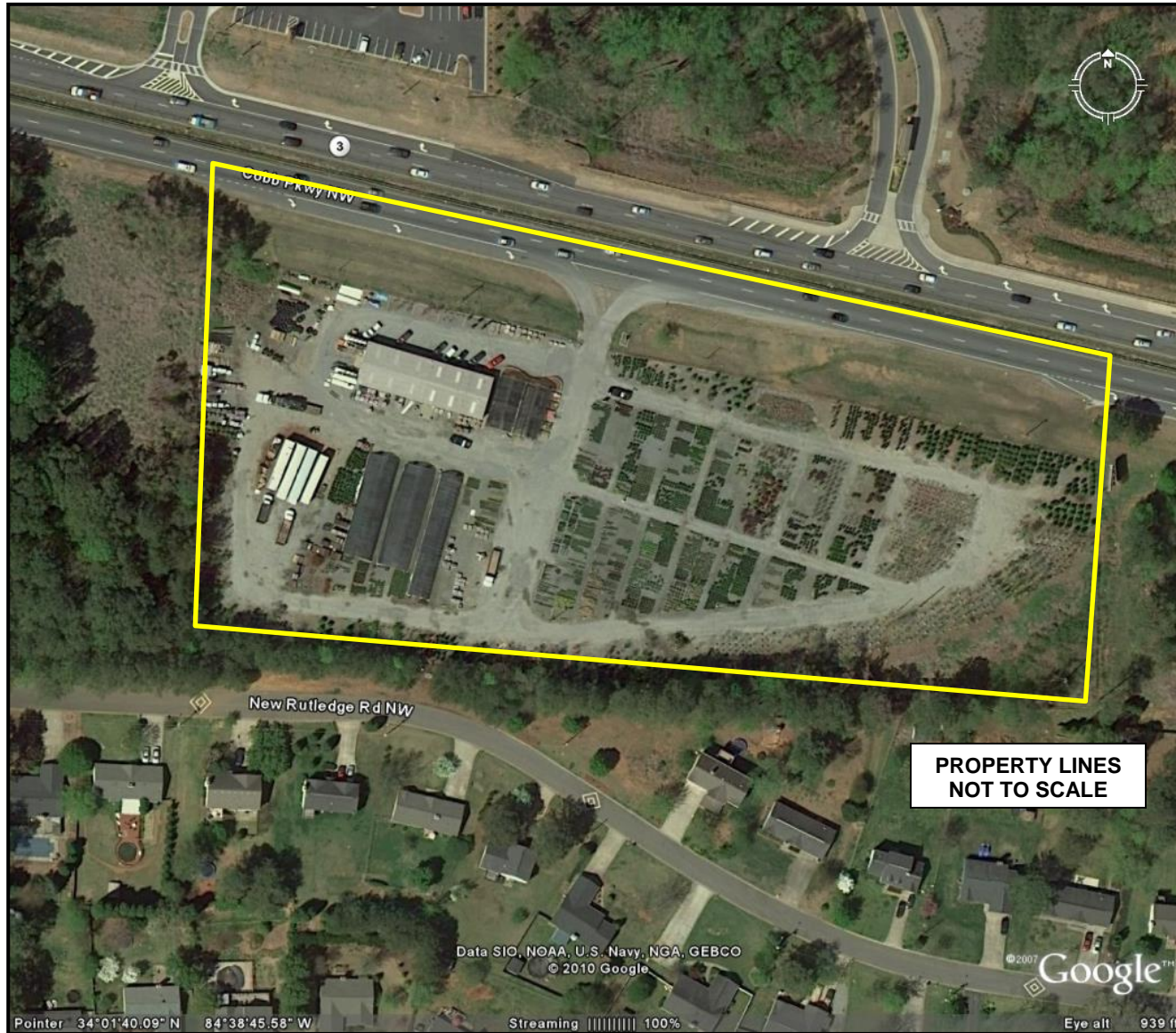
3047 COBB PARKWAY NW
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AERIAL



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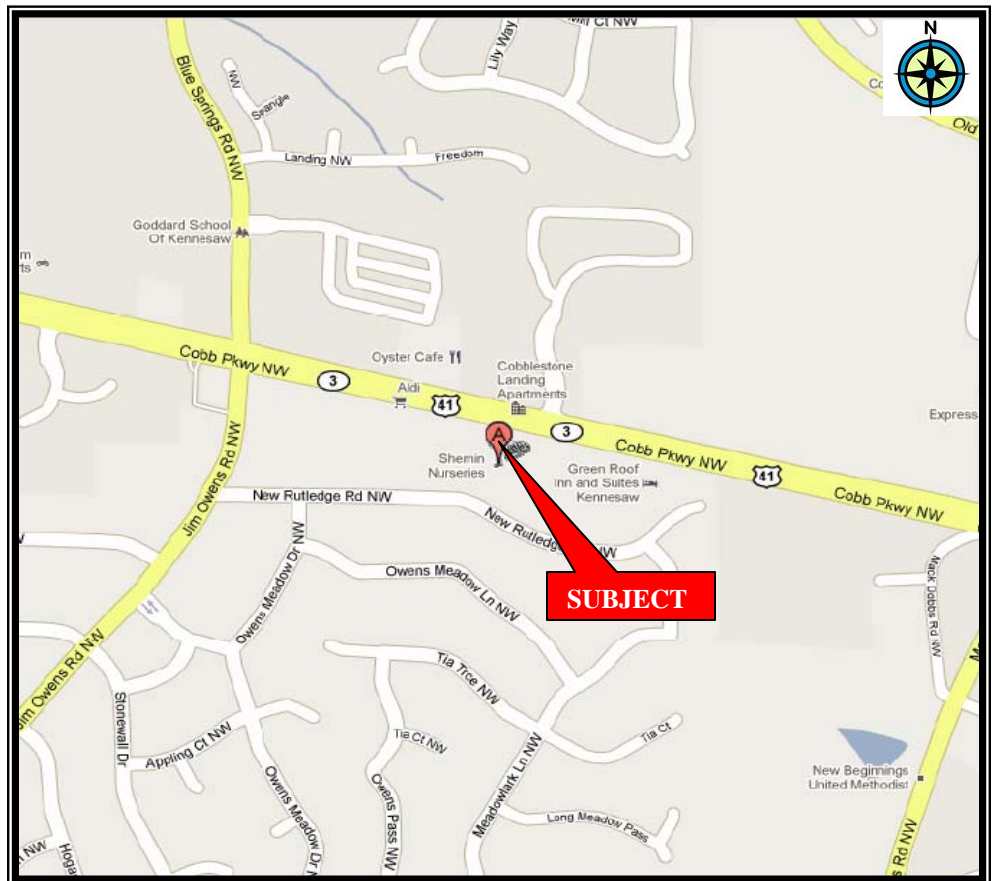
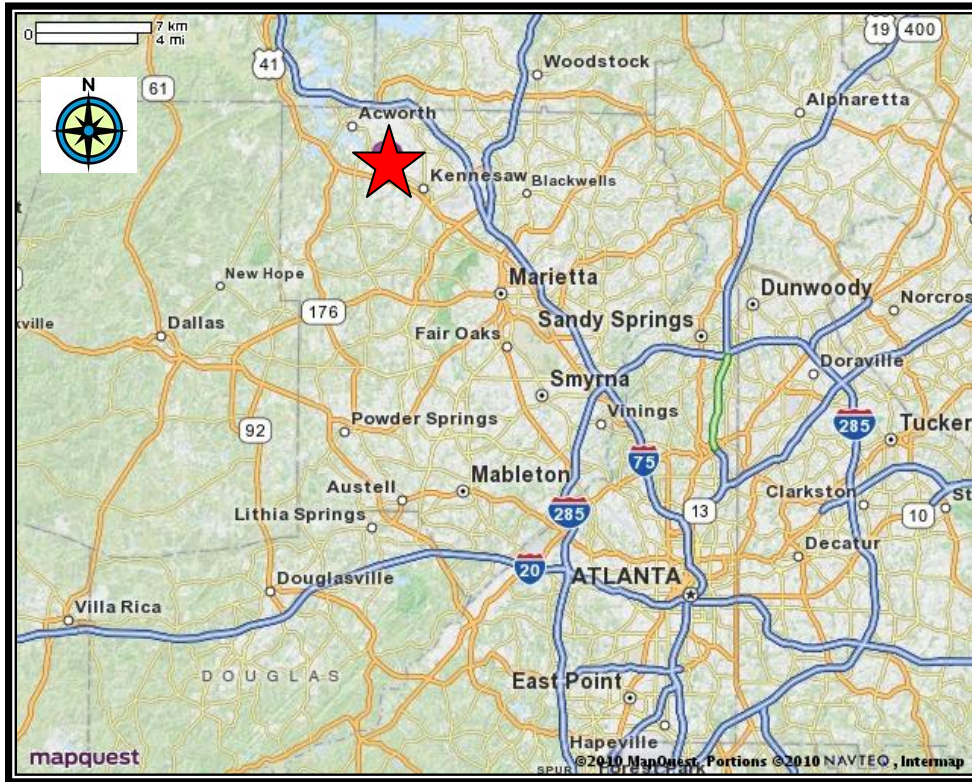
AERIAL



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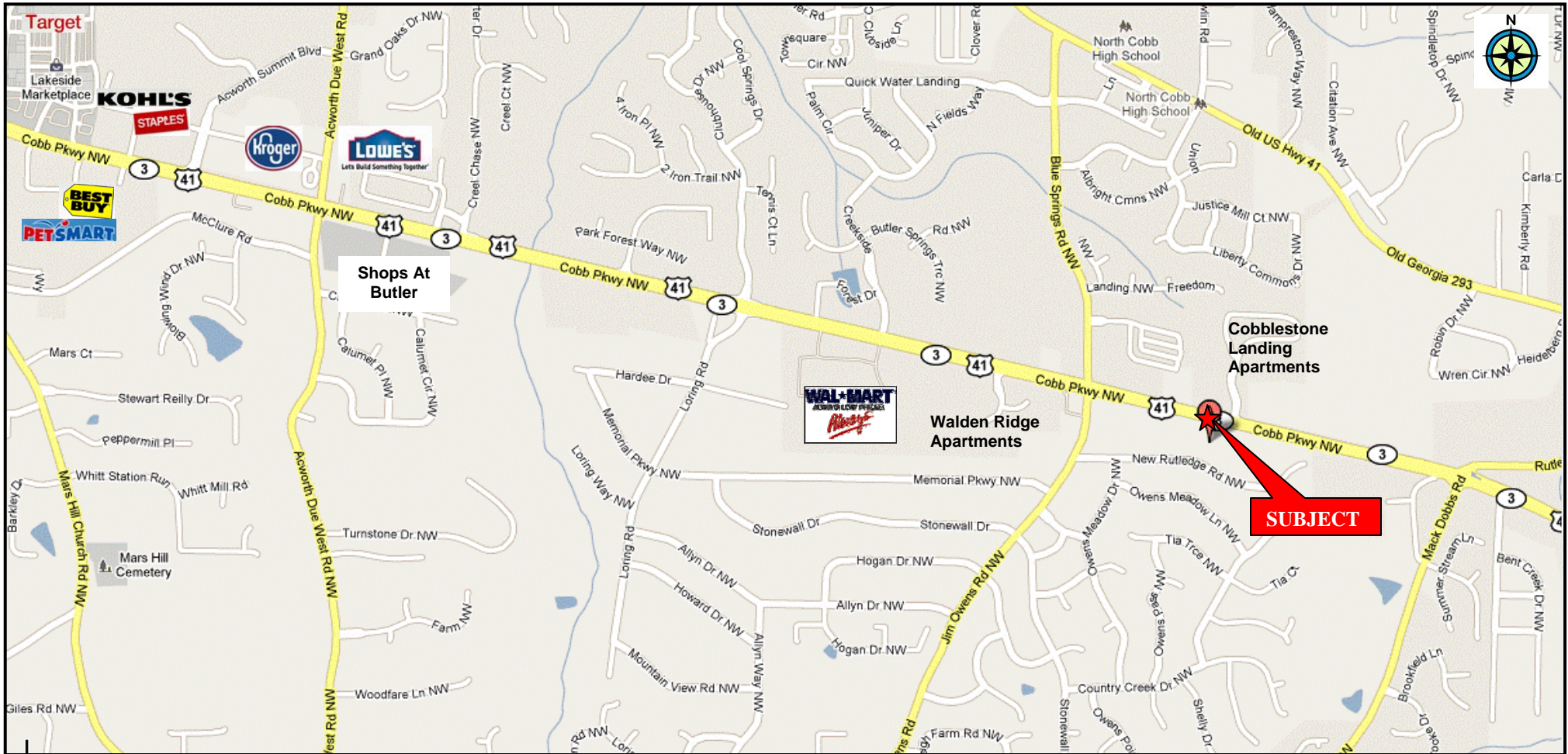
3047 COBB PARKWAY NW
Kennesaw, Cobb County, Georgia 30152

LOCATION MAPS



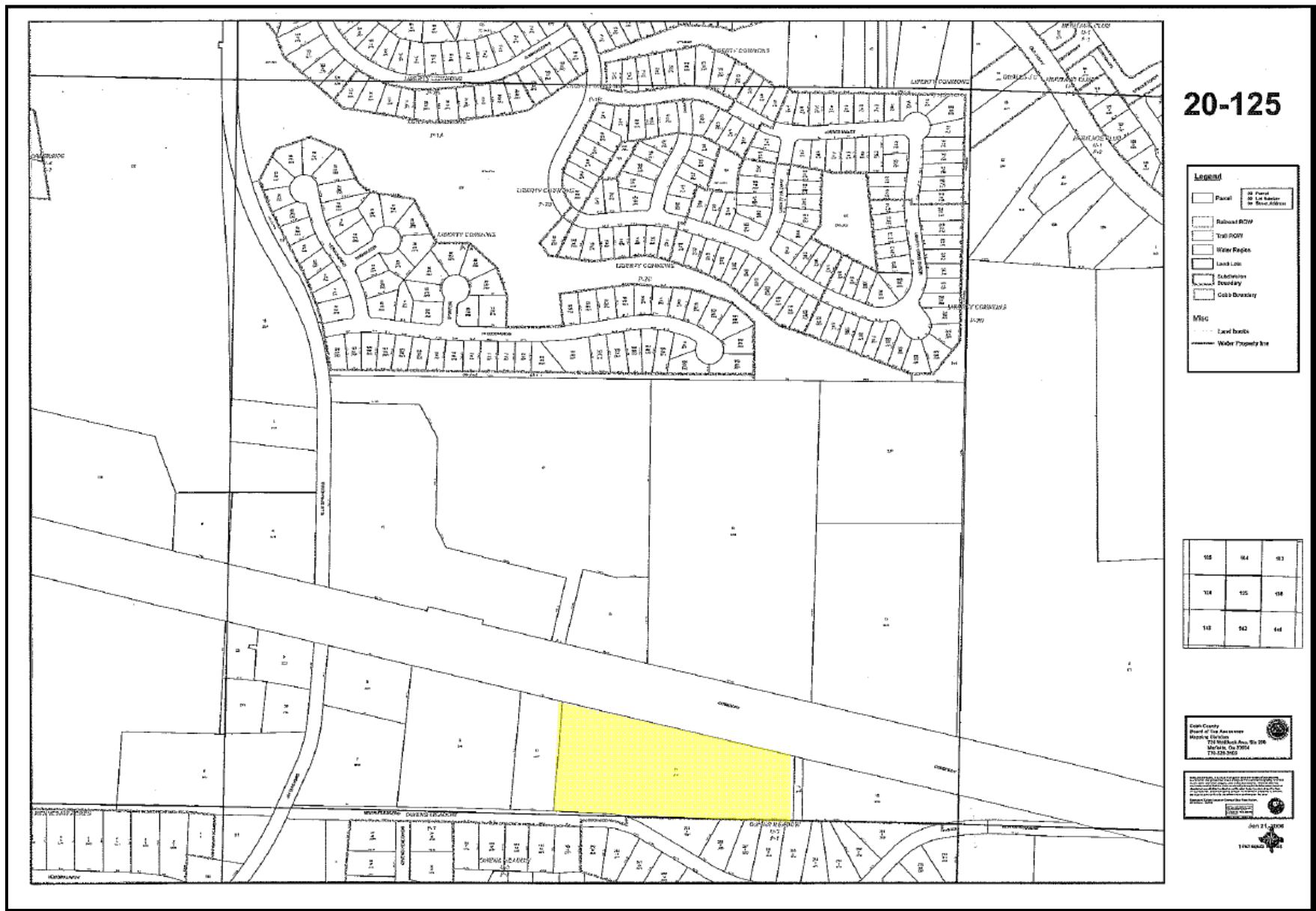
3047 COBB PARKWAY NW
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LOCATION MAP



3047 COBB PARKWAY NW
Kennesaw, Cobb County, Georgia 30152

PLAT MAP



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AREA INFORMATION

Cobb County

- Cobb County is a vibrant community in the northwest part of metro Atlanta. Marietta is the county seat; other municipalities are Acworth, Austell, Kennesaw, Smyrna and Powder Springs.
- Cobb County is approximately 10 miles northwest of Atlanta and is one of the 20 Atlanta MSA counties.
- Careful planning has built a solid infrastructure. Cobb Community Transit (CCT) operates a bus system, and major road improvements are underway.
- Interstate 75 north/south runs through the county. I-285 circles Atlanta and intersects in southeastern Cobb County. I-20 east/west passes through the southern tip of the county.
- Cobb County is serviced by Hartsfield Jackson Atlanta International Airport
- McCollum Field is located in Cobb County, with more than 500 corporate and pleasure aircraft departing and arriving daily.
- College-educated residents make up more than 42 percent* of the population. Seven Colleges and Universities serve the area along with numerous private schools and two top-ranked public school systems.
- Cobb County is home to more than 350 international firms; many have their U.S. headquarters located in Cobb.
- Most jobs are in the service industry with retail and manufacturing close behind. The county's largest single employer is The Home Depot with 20,000 employees and Cobb County Schools is second with 15,240 employees.
- Examples of recent economic acceleration in Cobb include the redevelopment of several shopping and dining districts along with the creation of world-class performing arts venues.
- The Cobb Galleria Centre, along with more than 13,000 hotel rooms throughout the county, welcomes conventions, trade shows and business meetings. Fine restaurants, quality shopping areas, historic attractions, Six Flags and White Water theme parks, as well as the new Cobb Energy Performing Arts Centre, lure vacationers and travelers year round.

* *Note: Demographic figures are based on 2010 estimates.*

3047 COBB PARKWAY NW Kennesaw, Cobb County, Georgia 30152

AREA INFORMATION

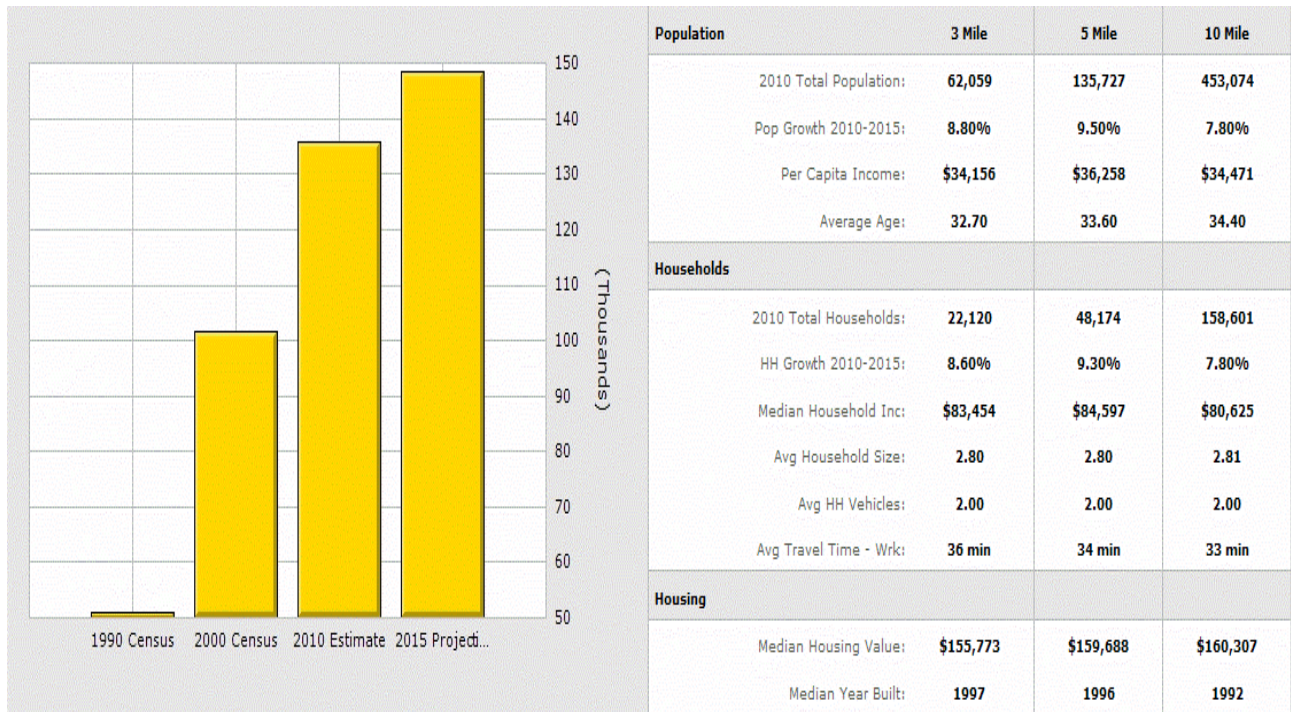
The subject property is located on Cobb Parkway, a major arterial road which runs northwest and southeast through Cobb County. The immediate vicinity of the subject is a well established and developing commercial area.

A new apartment complex, Cobblestone Landing at Acworth, is located across Cobb Parkway from the subject. An Aldi grocery food store is located just northwest of the subject at the intersection of Blue Springs Road and Cobb Parkway.

The immediate vicinity has a Super WalMart, Kohl's, Super Target, Lowe's and other national retailers; plus several relatively new strip centers that have recently been developed along Cobb Parkway. The area has also experienced the opening of many fast food restaurants including Wendy's, Chic-Fil-A, McDonalds and others as well as restaurants such as O'Charley's and Ruby Tuesday. The Butler Creek Shopping Center, located on Cobb Parkway west of the subject, is a recently renovated Kroger-anchored retail center.

Overall, in contrast to many areas within the state, it appears that the Cobb Parkway corridor has not experienced the same type downturn in the commercial real estate market during the current recession. While new commercial construction has slowed, there was such a pent up demand for commercial development in the area, there remains a fair amount of current development.

Demographic Summary



Demographic Summary Report

3047 N Cobb Pky, Kennesaw, GA 30152

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	3 Mile	5 Mile	10 Mile
Population			
2015 Projection	67,532	148,639	488,513
2010 Estimate	62,059	135,727	453,074
2000 Census	47,866	101,795	356,500
Growth 2010 - 2015	8.80%	9.50%	7.80%
Growth 2000 - 2010	29.70%	33.30%	27.10%
2010 Population by Hispanic Origin	5,626	13,321	51,759
2010 Population By Race	62,059	135,727	453,074
White	46,087 74.26%	103,369 76.16%	333,710 73.65%
Black or African American	8,944 14.41%	16,870 12.43%	66,713 14.72%
American Indian and Alaska Native	239 0.39%	492 0.36%	1,810 0.40%
Asian	2,530 4.08%	5,025 3.70%	15,647 3.45%
Native Hawaiian and Pacific Islander	42 0.07%	123 0.09%	373 0.08%
Other Race	2,425 3.91%	5,707 4.20%	22,747 5.02%
Two or More Races	1,793 2.89%	4,142 3.05%	12,073 2.66%
Households			
2015 Projection	24,024	52,637	171,031
2010 Estimate	22,120	48,174	158,601
2000 Census	17,153	36,346	125,857
Growth 2010 - 2015	8.60%	9.30%	7.80%
Growth 2000 - 2010	29.00%	32.50%	26.00%
Owner Occupied	18,501 83.64%	38,088 79.06%	121,061 76.33%
Renter Occupied	3,619 16.36%	10,086 20.94%	37,540 23.67%
2010 Households by HH Income	22,121	48,174	158,601
Income Less Than \$15,000	640 2.89%	1,641 3.41%	6,978 4.40%
Income: \$15,000 - \$24,999	585 2.64%	1,471 3.05%	6,210 3.92%
Income: \$25,000 - \$34,999	750 3.39%	1,680 3.49%	7,196 4.54%
Income: \$35,000 - \$49,999	1,937 8.76%	4,496 9.33%	15,745 9.93%
Income: \$50,000 - \$74,999	5,127 23.18%	10,539 21.88%	34,729 21.90%
Income: \$75,000 - \$99,999	4,755 21.50%	9,138 18.97%	29,073 18.33%
Income: \$100,000 - \$149,999	5,896 26.65%	12,378 25.69%	37,964 23.94%
Income: \$150,000 - \$249,999	2,095 9.47%	5,473 11.36%	16,539 10.43%
Income: \$250,000 - \$499,999	282 1.27%	1,102 2.29%	3,430 2.16%
Income: \$500,000 or more	54 0.24%	256 0.53%	737 0.46%
2010 Avg Household Income	\$96,549	\$102,406	\$97,740
2010 Med Household Income	\$83,454	\$84,597	\$80,625
2010 Per Capita Income	\$34,156	\$36,258	\$34,471

DISCLAIMER

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