



# Available

## Ground Lease

3069 Cobb Parkway NW  
Kennesaw, GA 30152

### Property specifications

- 2,987 SF Freestanding QSR with drive thru on +/- 1.12 AC
- Zoned GC
- Excellent Visibility
- Easy access from Cobb Parkway NW (36,500 VPD) and Jim Owens Road NW (4,560 VPD)

### Local Retailers

Walmart, Aldi, Publix, Kroger, Lowe's, Staples, Kohl's, Target, Michaels, Petco, Home Depot, Ross Five Below, PetSmart, Hibbett Sports, Sally Beauty, Ulta, Game Stop, Dollar Tree, Popshelf, Tractor Supply, Crunch Fitness, Planet Fitness, Sport Clips, Mattress Firm, SuperCuts, Club Pilates, Great Clips, T-Mobile, AT&T, Chipotle, Moe's, McAlister's Deli, Chili's, Jimmy Johns, Five Guys, Starbucks, Chick Fil A, Wendy's, Arby's, Zaxby's, McDonald's, Subway

### Gary Woodward

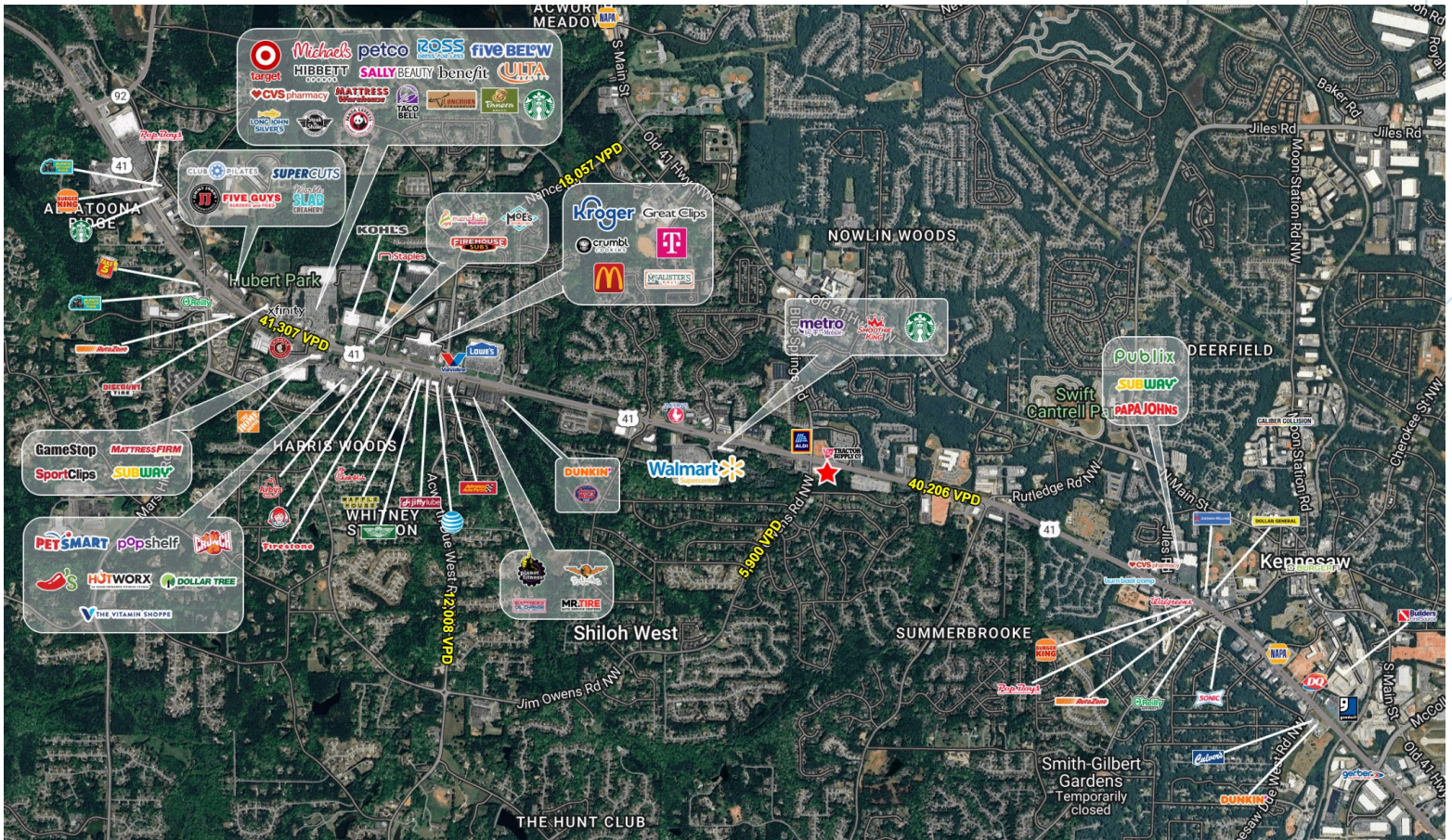
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<b>1 Mile</b>	<b>973</b>	Estimated 2024 Population	<b>\$144,439</b>	Average Household Income	<b>45.7</b>	Median Age	<b>893</b>	Daytime Population
<b>3 Miles</b>	<b>12,108</b>	Estimated 2024 Population	<b>\$106,482</b>	Average Household Income	<b>42.5</b>	Median Age	<b>10,113</b>	Daytime Population
<b>5 Miles</b>	<b>46,986</b>	Estimated 2024 Population	<b>\$100,807</b>	Average Household Income	<b>40.6</b>	Median Age	<b>39,769</b>	Daytime Population

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