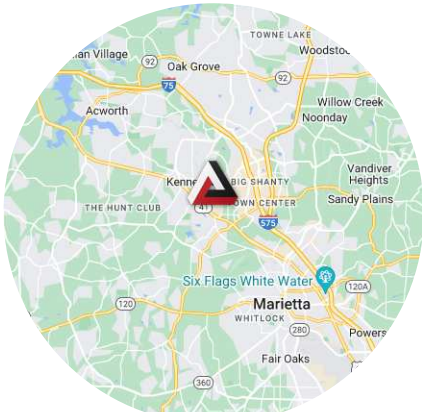




**KENNESAW CROSSING - MEDICAL/RETAIL SPACE AVAILABLE**

2112 Old 41 Highway NW, Kennesaw GA 30144

- ▲ Available endcap (up to 3,635 SF) in a multi-tenant building with a dentist as co-tenant.
- ▲ The property is part of a 13.5-acre mixed-use redevelopment site in the North Cobb Pkwy corridor.
- ▲ Mixed-use site includes retail and luxury apartments with 2 office condos and 140 room hotel proposed.
- ▲ Excellent visibility from Old 41 Hwy NW (11,000 VPD) and Cobb Pkwy (37,200 VPD) at the signalized intersection.
- ▲ Property is in close proximity to Kennesaw Marketplace (Whole Foods, Hobby Lobby, Academy Sports, etc.).



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	5,865	60,244	171,851
Households	2,749	23,457	64,073
Average HH Income	\$119,361	\$114,122	\$121,183
Daytime Population	10,255	38,832	98,041
	5 Min	10 Min	15 Min
Drivetime Population	13,361	95,186	267,097

Available Spaces

Unit 1 - 1,635 SF

Unit 2 - 2,000 SF

**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
Unit 1	Available	1,635 SF	Unit 2	Available	2,000 SF	Unit 3	1st Choice Dental	6,137 SF



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property