

# Tuscan Heights

*Explosive 20% Population Growth Since 2010*

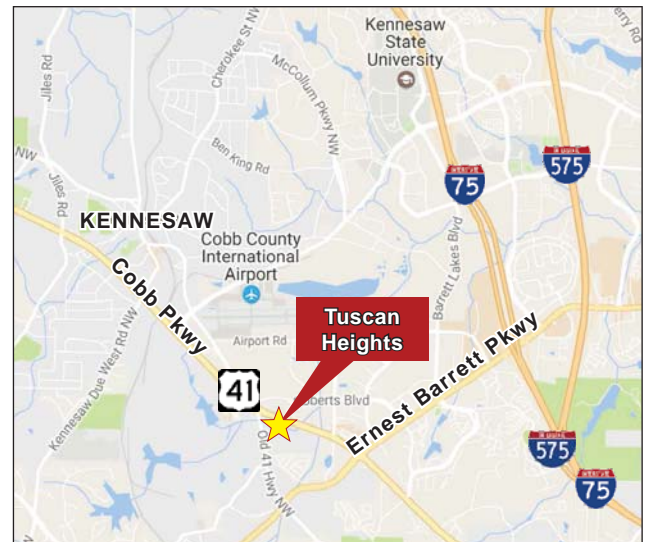
**Three 1,400 SF and One 1,369 SF Space Available**



**1735 Tuscan Heights Boulevard, Kennesaw, GA 30152**

**FOR LEASE**

- Built in 2008, this 14,800 SF shopping center is located in a busy retail corridor of Cobb County
- Located on Old Hwy 41 which connects two very high traffic roads with Barrett Pkwy and Cobb Pkwy combined traffic count of 83,100 vehicles per day
- Centrally located in a high residential area of Kennesaw
- Nearby shopping centers include Kennesaw Marketplace (Whole Foods Anchored) and Barrett Parkway (Publix Anchored)



### Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	11,013	52,557	169,587
Population Growth 2010-2017	19.45%	14.64%	12.02%
Projected Growth 2017-2022	10.51%	8.56%	7.50%
Total Households	4,264	19,986	63,360
Average Household Income	\$75,008	\$88,127	\$902,542
Bachelor's Degree or Above	39.9%	42.64%	41.84%

### Traffic Count

**14,700** Old 41 Hwy NW

**FOR MORE INFORMATION, CONTACT:**

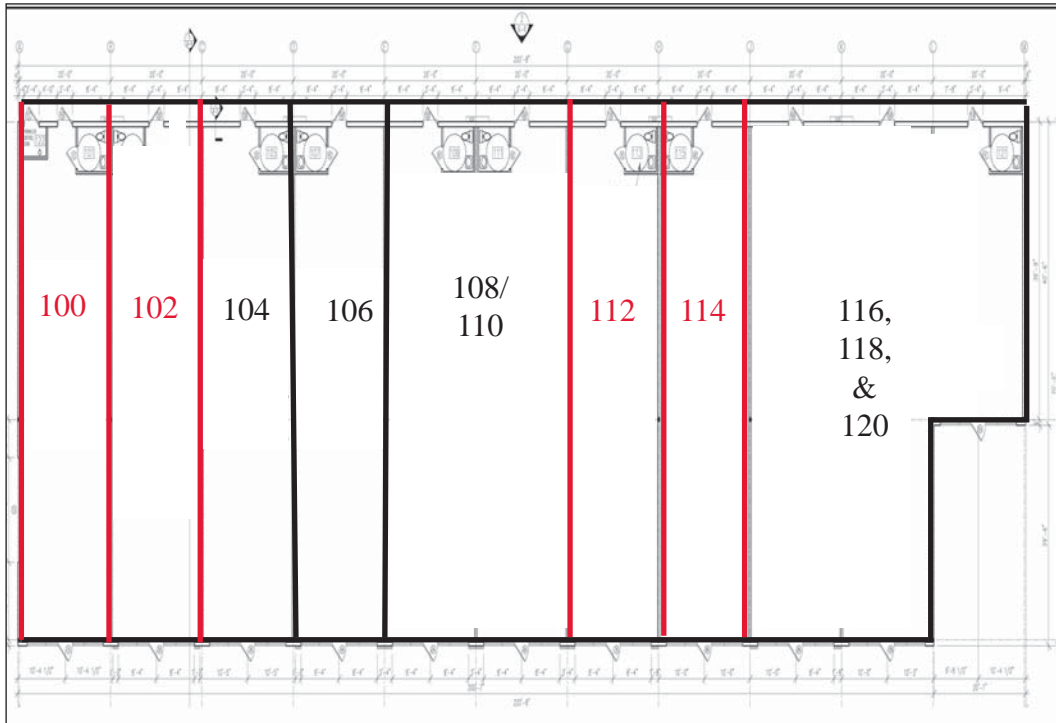
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770.594.1309 Office



# LEASE AT Tuscan Heights

1735 Tuscan Heights Blvd  
Kennesaw, GA 30152



- Suite 100 Available 1369SF**
- Suite 102 Available 1400SF**
- Suite 104 Hair Salon**
- Suite 106 Nail Salon**
- Suite 108 Restaurant**
- Suite 112 Vacant 1400SF**
- Suite 114 Available 1400SF**
- Suite 116, 118 & 120 Treatment Center**

**Total GLA 14,800 SF**



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