

Tuscan Heights

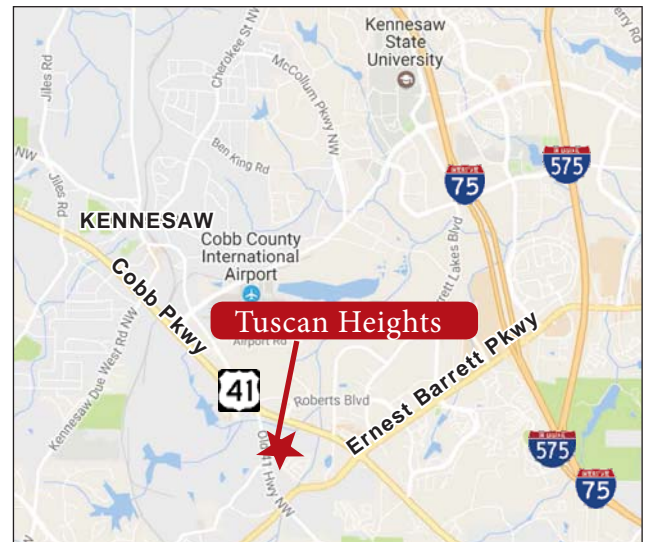
Explosive 20% Population Growth Since 2010

Two 1,400 SF and One 1,369 SF Spaces Available



1735 Tuscan Heights Boulevard, Kennesaw, GA 30152

- Built in 2008, this 14,800 SF shopping center is located in a busy retail corridor of thriving 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
- A dense residential market supplemented with heavy daytime populations creates a large customer base.
- Surrounding area retailers include recently developed Kennesaw Marketplace Mixed Use development and Publix Anchored Barrett Parkway Shopping Center



FOR LEASE

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

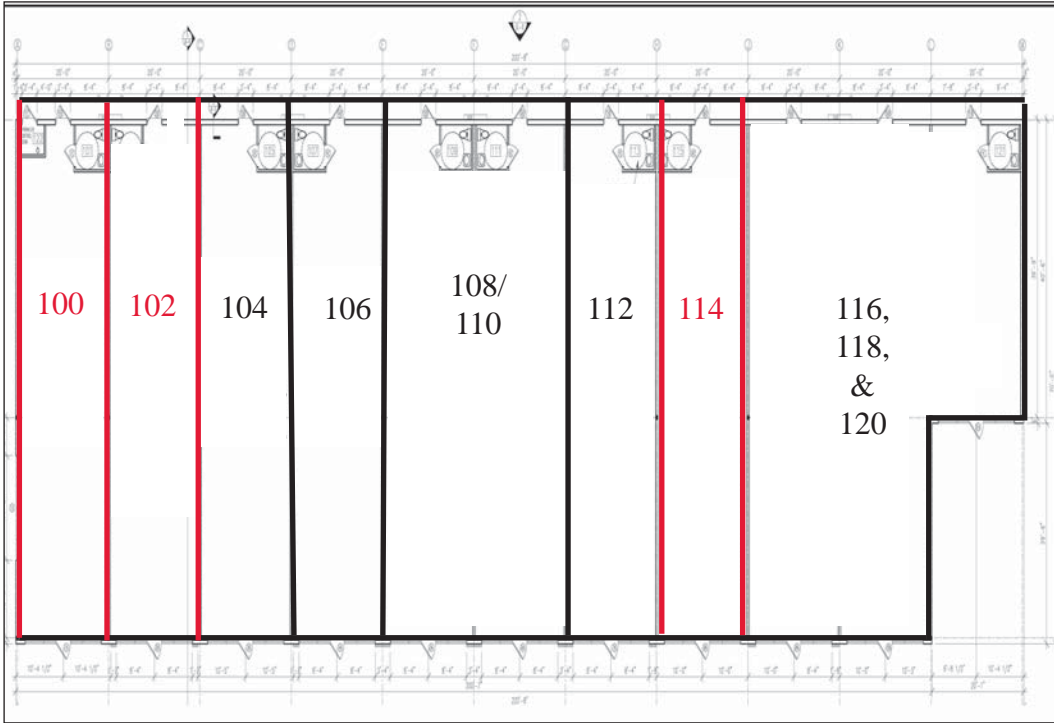
FOR MORE INFORMATION, CONTACT:

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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** Barber Shop
- Suite 114** Available 1400SF
- Suite 116, 118 & 120** Treatment Center

Total GLA 14,800 SF



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