



RETAIL FOR LEASE

COMMONS AT CHASTAIN

745 CHASTAIN RD NW , KENNESAW, GA 30144

JOHN HARRISON

404.384.3330

john@hpatlanta.com



HARRISON
PROPERTIES

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3070 Windward Plaza, Suite F 320

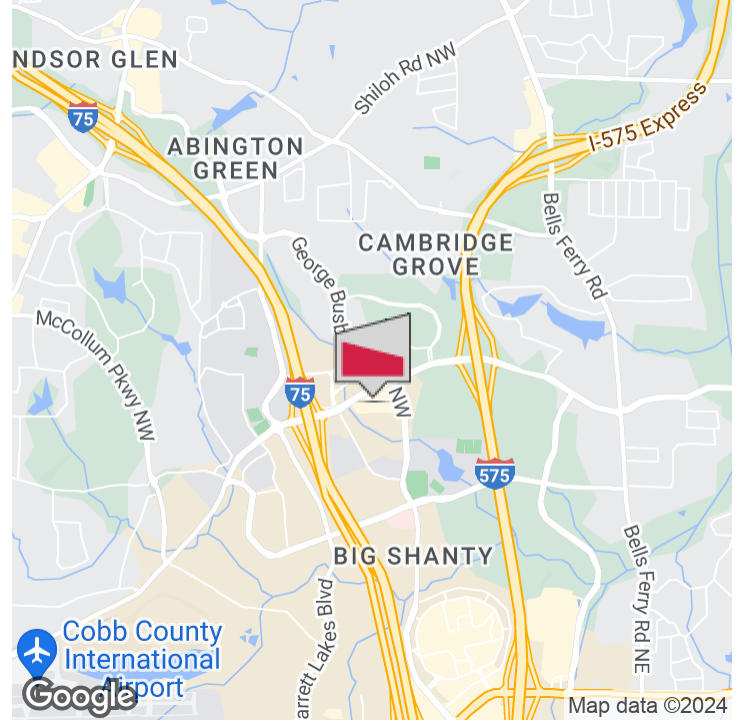
Alpharetta, GA 30005

404.384.3330 | harrisonpropertiesmgmt.com

Executive Summary

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OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
CAM Fee:	\$10/SF
Building Size:	8,225 SF
Available SF:	1,850 SF
Lot Size:	1.2 Acres
Year Built:	2007

PROPERTY OVERVIEW

Excellent opportunity to lease retail space in Kennesaw, GA. Property is conveniently located with quick access to both I-85 and I-575. The center has two access points off of Chastain Rd and is in close proximity to Town Center at Cobb and Kennesaw State University. The property is surrounded by local and nationally recognized retail and popular restaurants. Outstanding current tenant mix at the property includes Papi's Caribbean Café, AT&T, and European Wax. 1,850 SF immediately available for lease. The unit is fully equipped restaurant space with equipment available for purchase. Please feel free to reach out for further leasing information.

PROPERTY HIGHLIGHTS

- Excellent street visibility.
- Highly visible pylon signage.
- Close proximity to Town Center at Cobb and Kennesaw State University.
- Two access points to the property.
- Joint current tenant mix including Papi's Caribbean Café, AT&T, and European Wax.
- *** Fully equipped restaurant space and equipment available ***

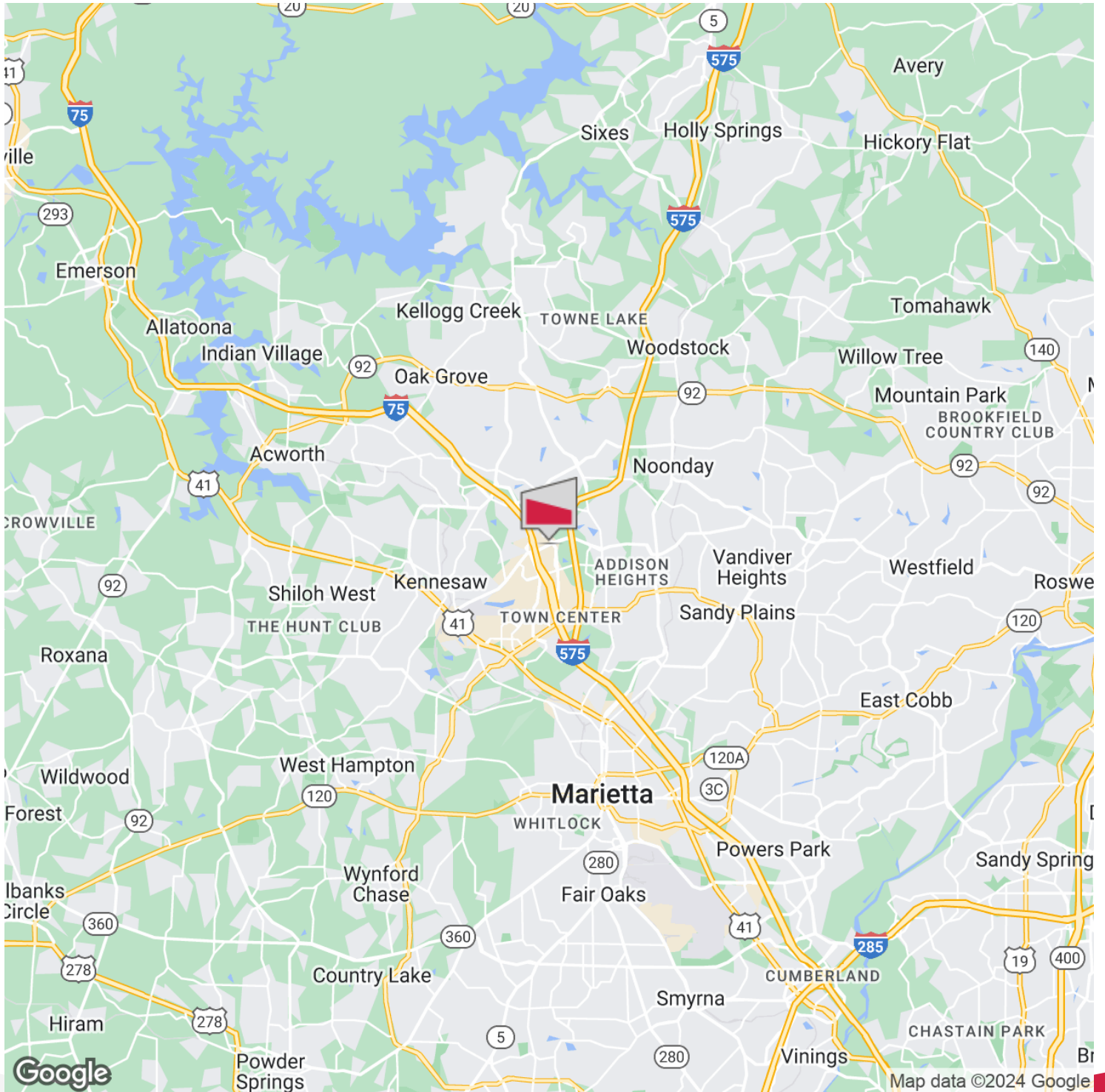
Location Maps

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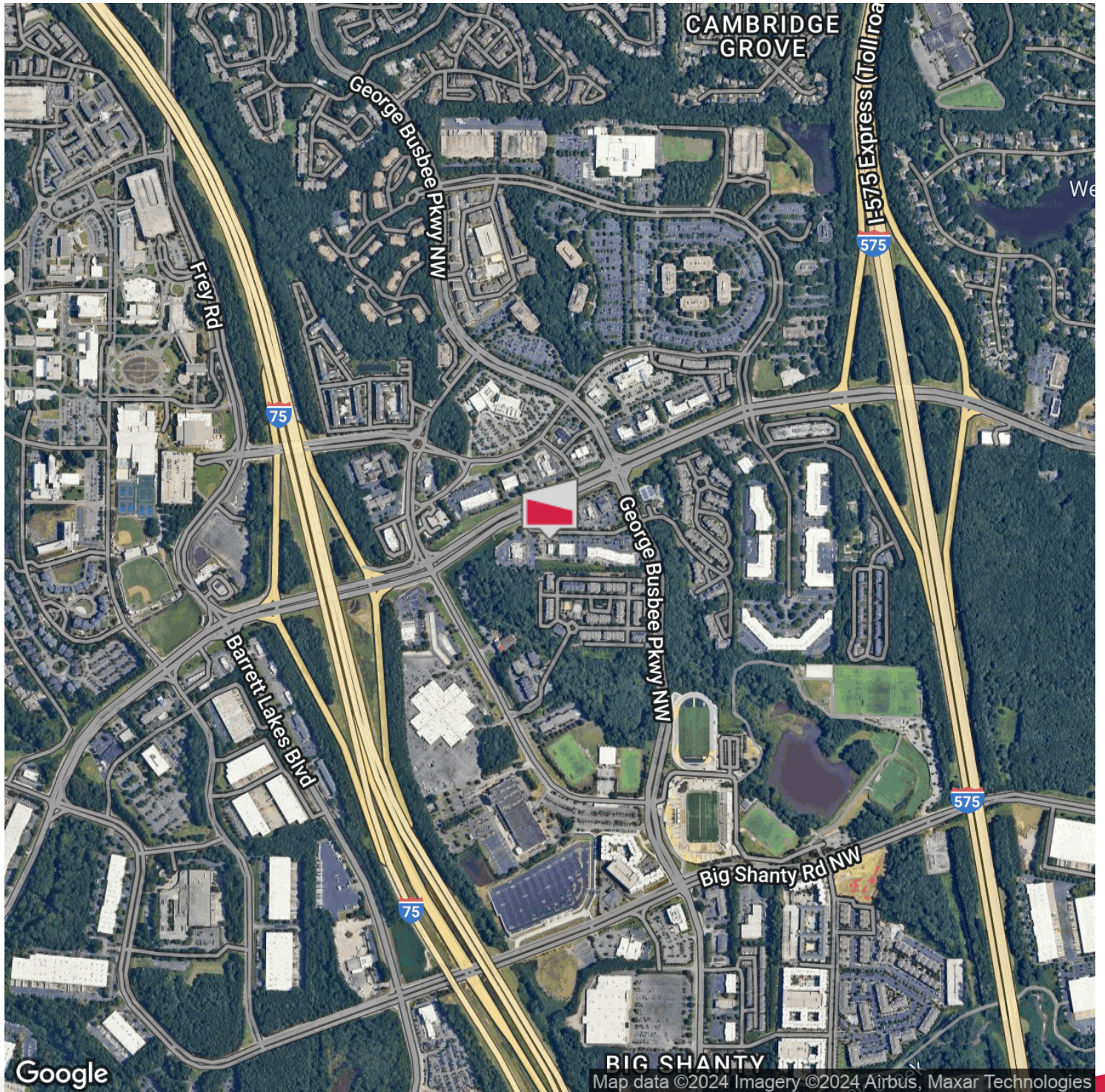
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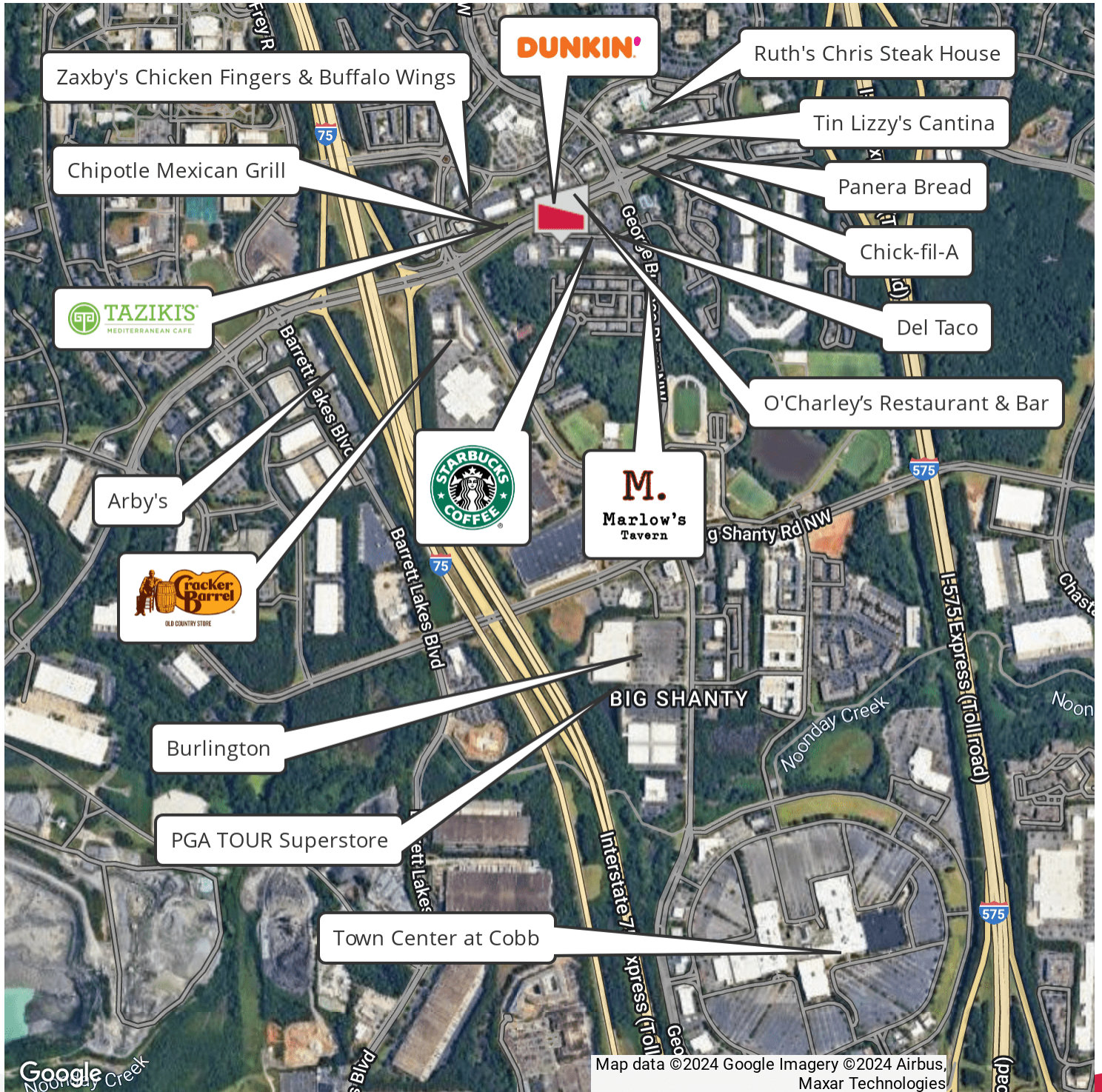


Retailer Map

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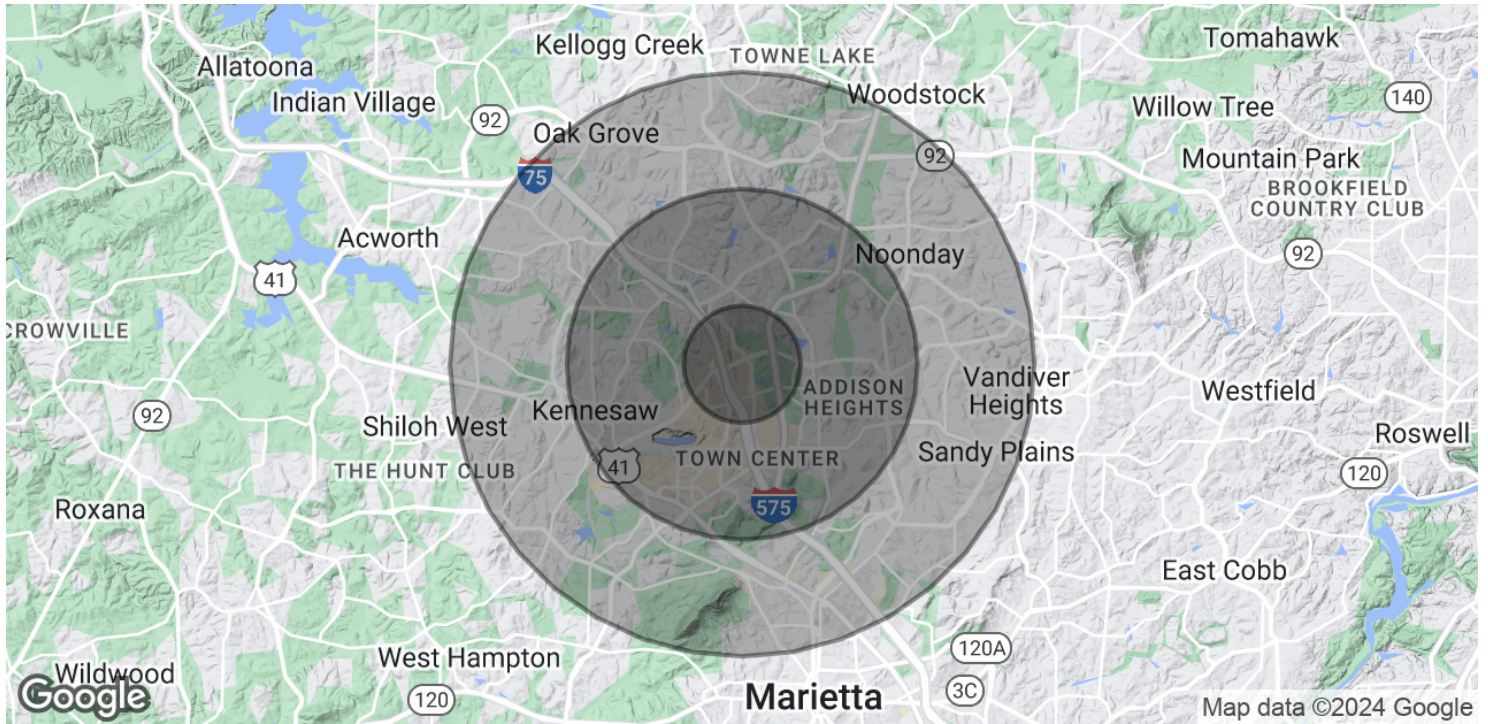


Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,624	55,471	161,675
Average age	26.7	32.3	33.8
Average age (Male)	25.3	32.0	33.0
Average age (Female)	30.6	33.2	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,075	20,978	60,600
# of persons per HH	2.2	2.6	2.7
Average HH income	\$59,270	\$73,172	\$77,512
Average house value	\$231,061	\$221,980	\$250,564

* Demographic data derived from 2020 ACS - US Census

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JOHN HARRISON

President | Brokerage Division

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Direct: 404.384.3330 | Cell: 404.384.3330

PROFESSIONAL BACKGROUND

John Harrison serves as the President of the Harrison Properties Brokerage Division. He has over 35 years of commercial real estate experience in advisory, consulting and transaction services. John also specializes in asset recapitalization and value-add services.

John entered undergraduate studies at Davidson College and completed his degree at Emory University. He began his career with Ackerman & Co. during the early 80's and specialized in the marketing of office and mixed use properties. He has closed leases and investment sales in excess of \$200 million, and has been a member of the Million Dollar Club for 15 years. He is also a recipient of the Phoenix Award. As a partner with CBH Properties, he was involved in all phases of the development, management and ownership process.

John was Vice President of Commercial Sales at both McWhirter Realty Corp. and Roberts Commercial and was a top producer with each company. During this time period, John was involved in the sale of over 80 retail centers and office properties, and sold medical properties in excess of \$40M.

John has been married to his wife Stephanie for 31 years and they have two sons. John enjoys coaching kids in soccer, family tennis and hanging out at Starbuck's with his wife. He has a passion for politics and history and is an accomplished pianist.

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