

3030 JIM OWENS ROAD

KENNESAW, GA 30152

**956**
UNITS**101,180**
SF APPROVED**3.38**
ACRES**UNIQUE OPPORTUNITY TO ACQUIRE
3.38 ACRES
DEVELOPMENT SITE**

COBB COUNTY, GA

SALE PRICE:
\$2,100,000 (\$621,000 Per Acre)**Peter Glover**
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Senior Director
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OPPORTUNITY OVERVIEW

Due diligence files available after NDA execution. Send signed NDA to dean.mcnaughton@cushwake.com.

PROPERTY HIGHLIGHTS

- GC/WS > GC/WS Zoning
- > Excellent Visibility on Cobb Parkway
- > Right-In/Right-Out Access and Signalized Access via Jim Owens Road
- > High-Growth Cobb County Location

POTENTIAL USES INCLUDE:

- Retail
- QSR
- Office
- Medical
- Bank



STRATEGIC LOCATION

Excellent visibility • High – Growth Cobb County Location • Convenient access to Cobb Parkway

3.38 ACRES

3030 Jim Owens Rd NW • Future Cobb County Fire Station

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
 2025 POPULATION	9,463	159,908	529,748
 2025 HOUSEHOLDS	3,401	57,604	190,057
 2025 AVG HH INCOME	\$129,381	\$128,473	\$127,968
 ANNUAL POP GROWTH	.4%	.9%	1.4%



HOUSING DEVELOPMENTS IN CLOSE PROXIMITY TO THE PROPERTY

#	NAME	ADDRESS	CITY	# OF UNITS	BUILDING USES	DISTANCE (MILES)
1	The Townes at Cantrell / Kennesaw	3057 N Main St	Kennesaw		Multi-Residential - Townhomes	1.21
2	McClure Road Senior Living	4321 McClure Rd	Acworth	36	Multi-Residential	1.57
3	School House Mixed-Use Development	Multiple Locations	Kennesaw	475	Multi-Residential, Office, Restaurant, Retail	1.72
4	Watts Dr Single Family Homes - Kennesaw	2785 Watts Dr	Kennesaw	8	Multi-Residential	1.85
5	Due West Manor Residential Development / Acworth	Acworth Due West Rd	Acworth		Residential Subdivision	1.94
6	Prichard Park	2974 Moon Station Rd	Kennesaw	75	Multi-Residential	1.97
7	South Main St Mixed-Use Development Phase II - Kennesaw	2765 S Main St	Kennesaw		Multi-Residential - Apartments, Retail	2.03
8	Cherokee Street Mixed-Use Development Kennesaw	3045 Cherokee St NW	Kennesaw	31	Multi-Residential, Retail	2.27
9	Devin's Shire Townhome Community	1972 Duncan Dr NW	Kennesaw	33	Multi-Residential	2.44
10	South Main Mixed-Use Development	2652 S Main St	Kennesaw	362	Multi-Residential, Office, Retail	2.54
11	Eastpark Village	3371 Cherokee St NW	Kennesaw	900	Multi-Residential, Office, Restaurant, Retail	2.55
12	Cowan Rd Townhomes / Acworth	4643 Cowan Rd	Acworth		Multi-Residential	2.92



PLANNED FACILITY

