

RETAIL SPACE FOR LEASE

PREMIER BARRETT PARKWAY RETAIL FRONTAGE

835 Ernest W Barrett Parkway NW, Kennesaw, GA 30144



±5,000 SF ENDCAP

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Claire Crawford
DIRECTOR

clairecrawford@katzretail.com
(770) 801-6505

Property Overview

HIGHLIGHTS

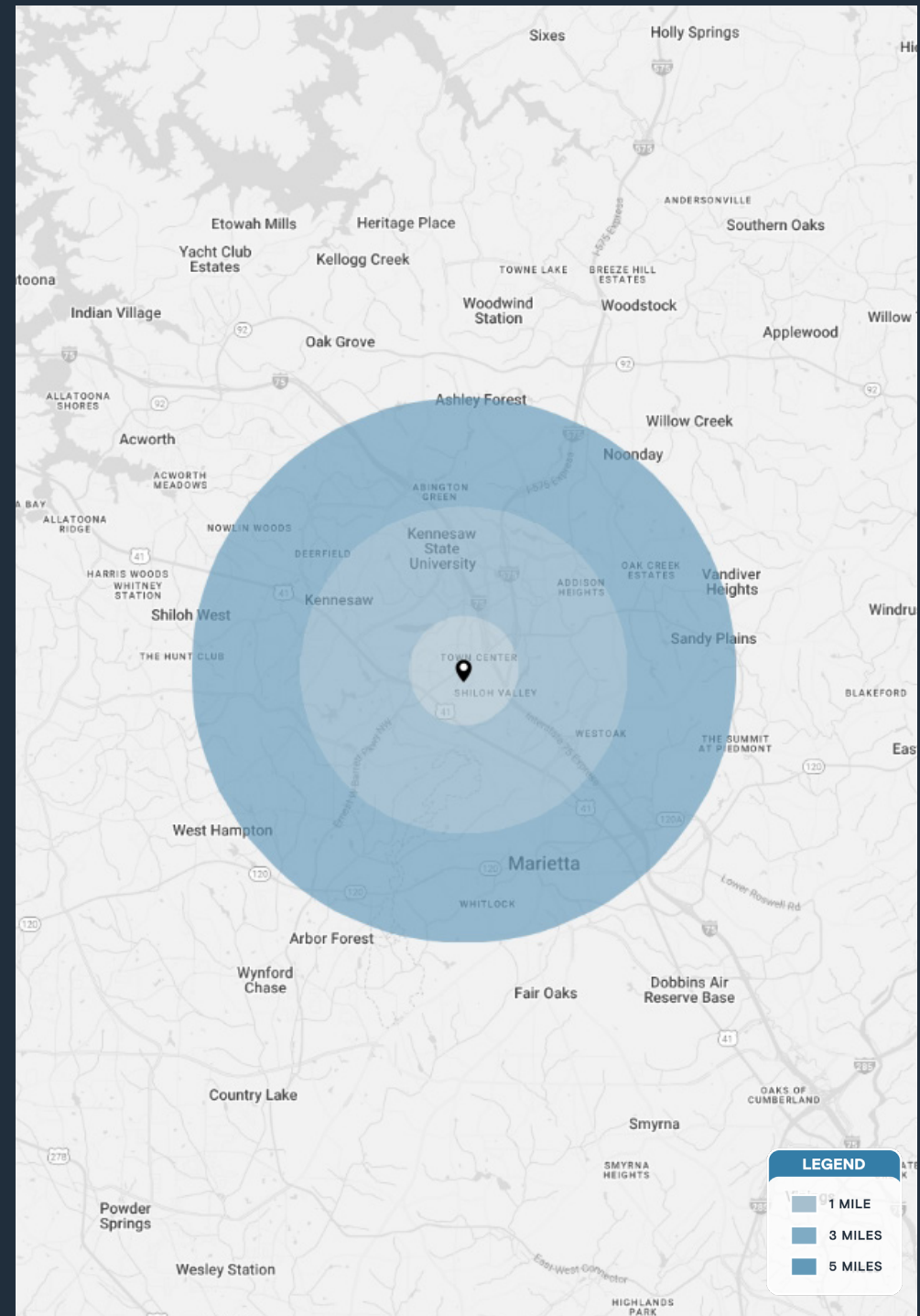
- Rare endcap vacancy in Kennesaw, former Mattress Firm to convert
- Excellent retail frontage and visibility on Ernest Barrett Parkway with 55,600 AADT
- Convenient curb cut on property and cross-access to two traffic signals
- Pylon signage opportunity

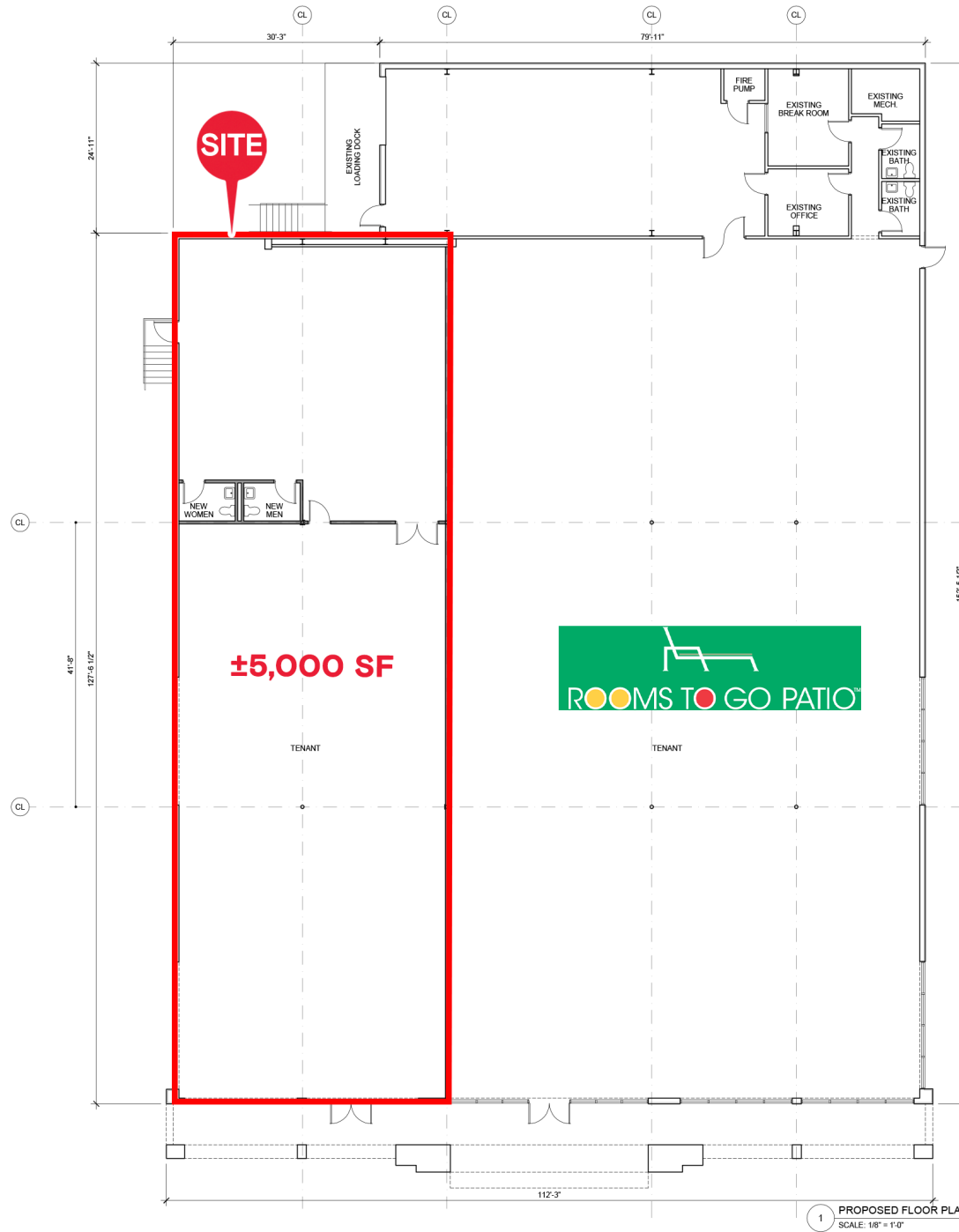
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,074	54,608	182,035
HOUSEHOLDS	2,739	21,969	69,306
EMPLOYEES	6,890	45,017	96,880
AVERAGE HH INCOME	\$108,062	\$109,758	\$124,305

5 MINUTES 10 MINUTES 15 MINUTES

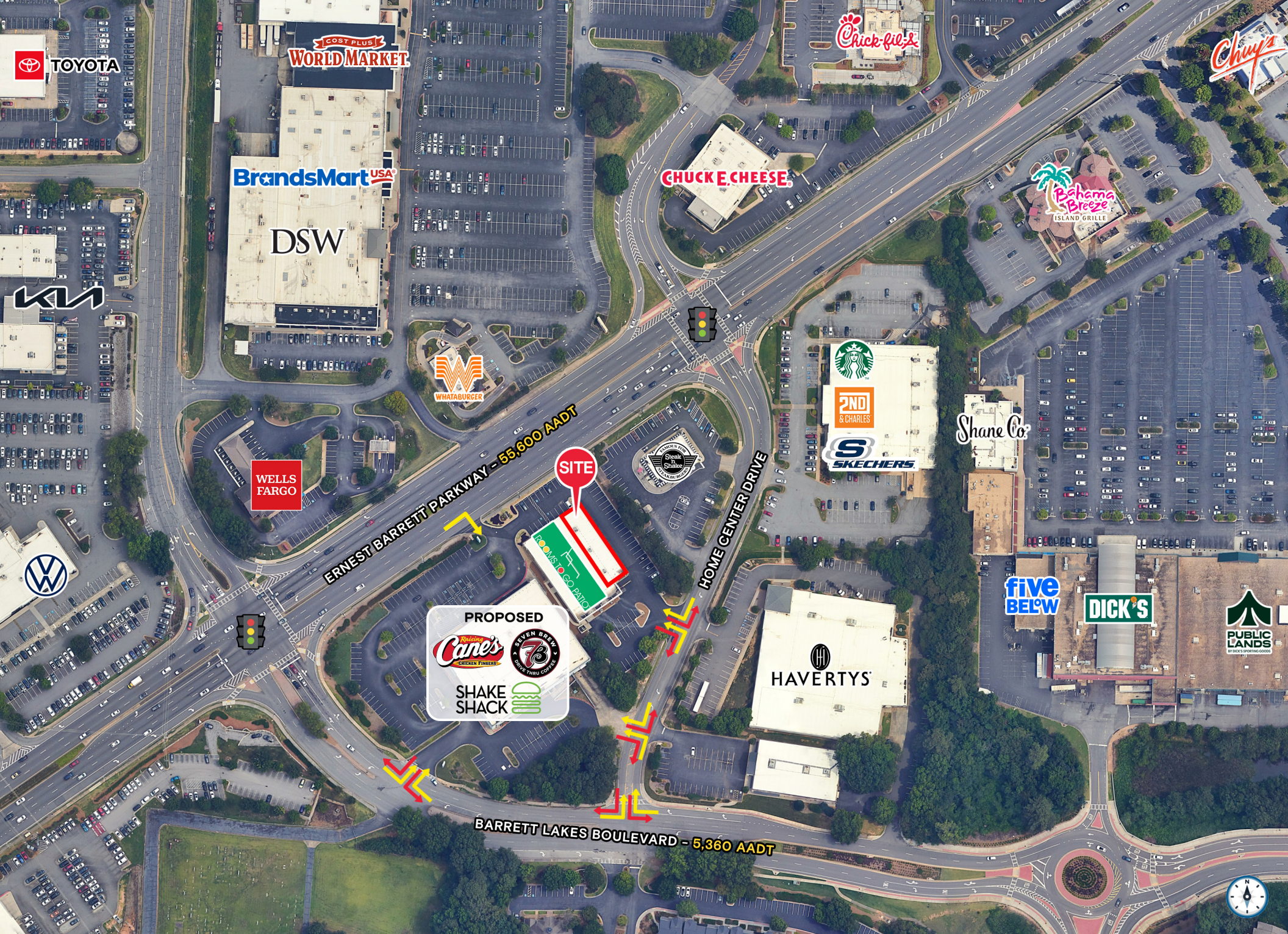
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,303	118,953	319,760
HOUSEHOLDS	9,535	45,945	123,073
EMPLOYEES	16,405	82,405	149,085
AVERAGE HH INCOME	\$99,680	\$111,335	\$114,706





ERNEST BARRETT PARKWAY - 55,600 AADT








COBB COUNTY
INTERNATIONAL
AIRPORT

**TOWN CENTER
AT COBB**
★ macy's ★ macy's
JC Penney furniture gallery

Walmart
DOLLAR TREE
Goodwill
Industries of Tennessee, Inc.

BEST BUY **NORDSTROM** **rack** **DULUTH TRADING**
Michaels **PETSMART**

WORLD MARKET **HobbyTown**
BrandsMart USA **ASHLEY**
Petland **DSW**

TARGET **REI** **OLD NAVY**
Total Wine & More
SHOE STATION **ULTA**

TOWN CENTER PLAZA
Marshalls **TJ-MAXX**
Kirklands **HomeGoods**

ERNEST BARRETT PARKWAY - 55,600 AADT

I-75
I-575
THE HOME DEPOT

FLOOR DECOR
CRUNCH

ROOMS TO GO

ROOMS TO GO PATIO

SITE
HAVERTY'S

COSTCO WHOLESALE

TOWN CENTER COMMONS
DICK'S **PUBLIC LANDS**
FIVE BELOW **Shane Co.**

KENNESAW MARKETPLACE
WHOLE FOODS MARKET **Academy**
HOBBY LOBBY
Guitar Center **petco**



Contact Broker

Claire Crawford

DIRECTOR

clairecrawford@katzretail.com

(770) 801-6505



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.12.26