

# Town Center Oaks

2615 George Busbee Parkway - Kennesaw, GA 30144

## Property Overview

Located at the main entrance to Kennesaw's Town Center at Cobb regional mall, this 52,000-square foot retail center boasts excellent street visibility in one of Cobb County's thriving retail and residential areas. This shopping center features an ideal mix of specialty shops, restaurants and service providers. Town Center Oaks enjoys steady customer traffic due to its proximity to the mall and the nearby upscale neighborhoods. In addition, Town Center Oaks offers:

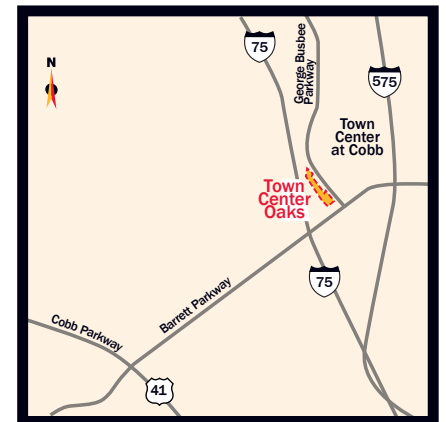
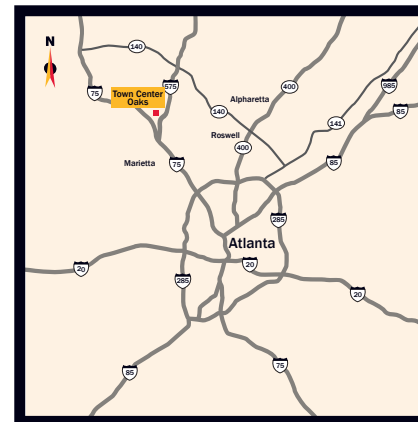
- Convenient location adjacent to I-75 and ½ mile from I-575
- Signalized entrance shared with Town Center at Cobb
- Prime retail corridor surrounded by hotels, restaurants, offices and apartments
- Nearby Kennesaw State University's enrollment exceeds 33,000 students with an economic impact of \$1.2 billion.

## 2015 Demographic Profile

	1 Mile	3 Miles	5 Miles
Estimated Population	2,368	55,036	176,829
Average Household Income	\$64,420	\$67,732	\$78,623
Households	1,071	21,618	66,660

## Traffic Statistics

George Busbee Parkway: 29,440 vehicles per day



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# Site Plan and Aerial View

