

FOR LEASE — RETAIL/ HEALTHCARE/ OFFICE— ACWORTH

CORNER LOCATION— COBB PKWY

4514 NORTH COBB PKWY, ACWORTH

CROWDER REALTY, LLC-

www.crowderrealtyllc.com

1459 Field Park Circle

Marietta, GA 30066

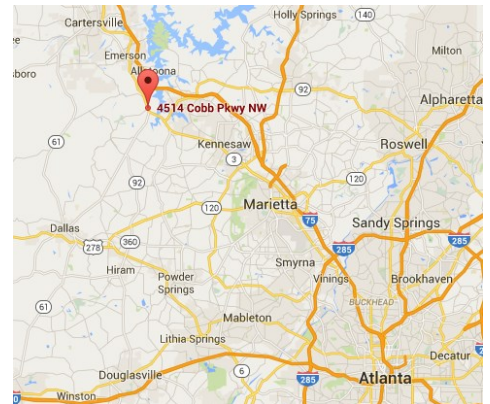
Office: 770-528-0300

Fax: 770-528-0502



Overview

This prime commercial property has recently been renovated and is now for lease. The site neighbors WellStar Acworth and Cedarcrest Church. Surrounded by an affluent population with an average household income of \$81,000+ within 3 miles. The property is at the signalized corner of Cobb Pkwy and Cedarcrest/ Awtrey Church with close proximity to Old Dallas Hwy/ 92. The site offers great visibility and over 300 ft of frontage on Cobb Pkwy. Just miles from the new LakePoint Sports Complex and Governors Town Club Neighborhood. Great access to Hwy 75 & 575. Great Location for Retail, Restaurant, Office, Medical, Service, etc.



Traffic Count

- Over 20,000 VPD

Demographics (2014)	3-MILE	5-MILE
POPULATION	22,071	64,501
HOUSEHOLDS	7,494	21,768
AVG HH INCOME	\$88,900	\$85,885



CHARLIE CROWDER

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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

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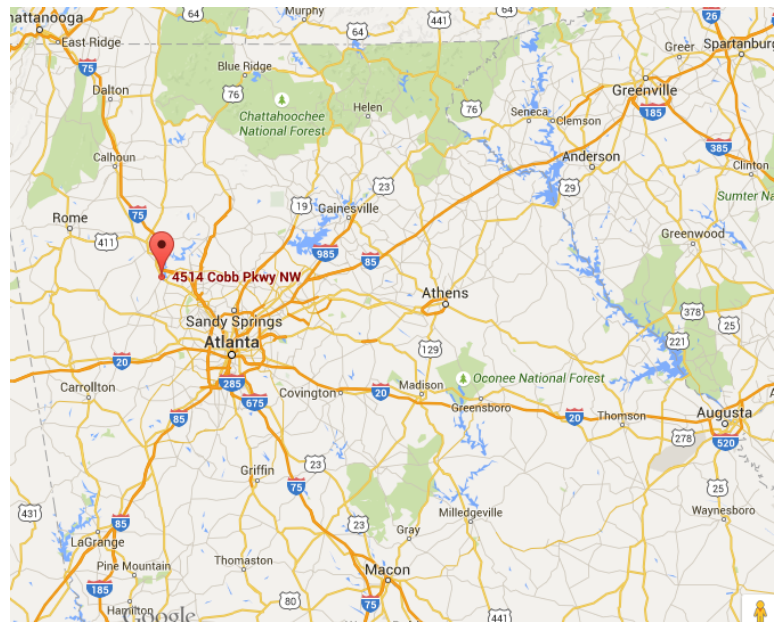
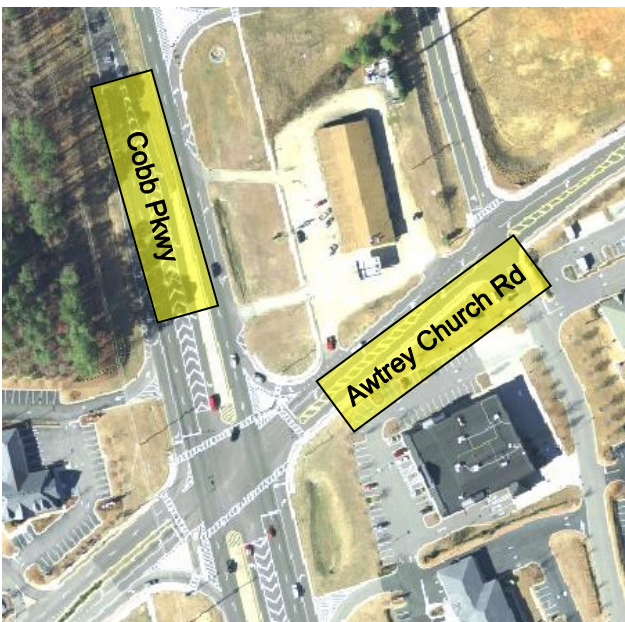
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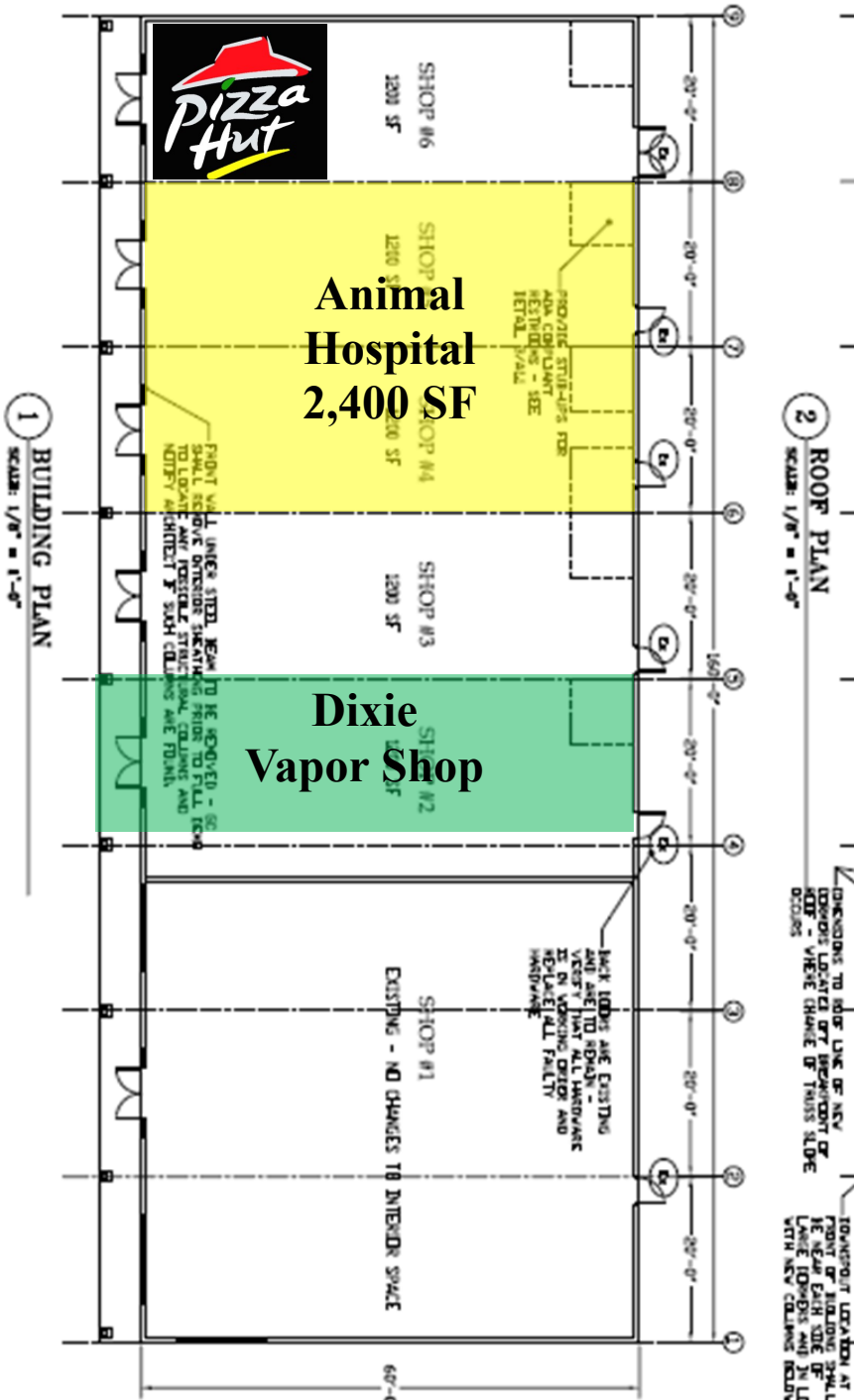
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