



Brochure

775 HAWKINS STORE RD

775 HAWKINS STORE ROAD NORTHEAST, KENNESAW, GA 30144



TRICORE
COMMERCIAL REAL ESTATE



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SECTION 1

PROPERTY INFORMATION

775 Hawkins Store Road Northeast, Kennesaw, GA 30144



OFFERING SUMMARY

Sale Price:	\$2,905,000
Tenancy:	Single
Lot Size:	4.48 Acres
Building Size:	16,200 SF
NOI:	\$189,000.00
Cap Rate:	6.51%
Annual Escalation	2.7%

TENANT DESCRIPTION

USA Prime Southeast is a premier regional travel baseball organization and developmental program operating across major hubs like Atlanta, Nashville, Memphis, and Birmingham. As part of the nationally recognized USA Prime network, the organization provides a structured four-tier competitive pathway ranging from local AA play up to elite Adidas Scout major tournaments. They focus heavily on long-term player development, professional-level coaching, and maximizing college and pro scout exposure for youth and high school athletes.



PROPERTY DESCRIPTION

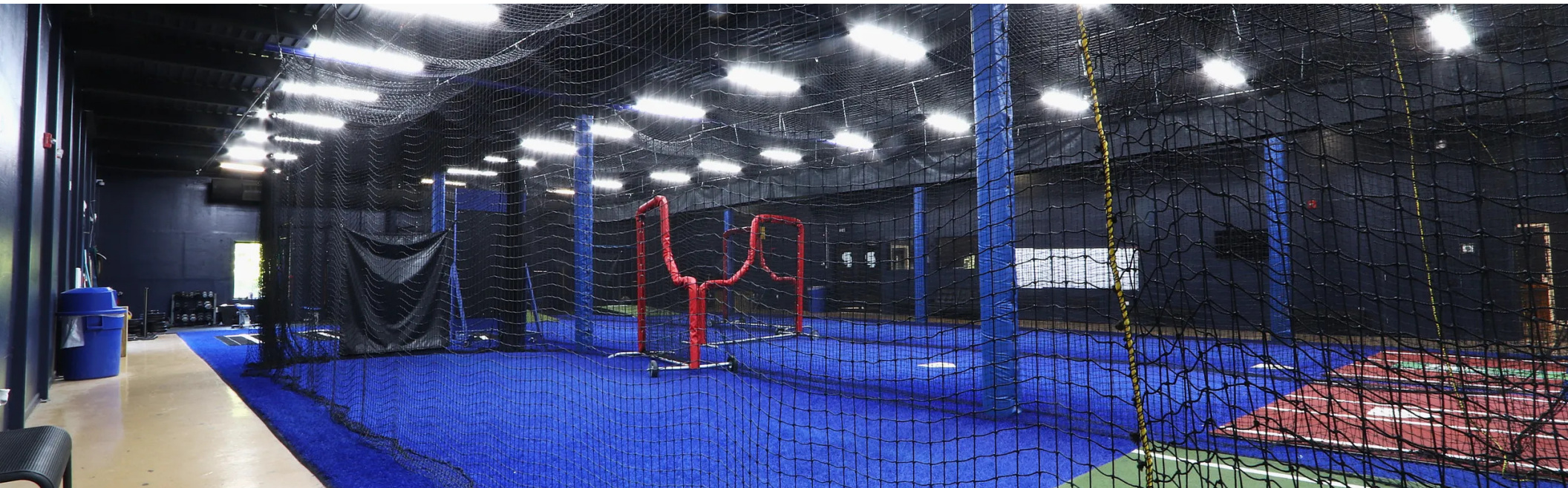
Presenting a compelling investment opportunity in Kennesaw, Georgia, this beautifully maintained $\pm 16,200$ SF freestanding property is situated on ± 4.48 acres and is 100% leased through June 2031 to a nationally recognized youth baseball training company. The property has been purposefully designed to support the tenant's operations, offering a unique combination of indoor training, recreation, office, and assembly space, complemented by a private outdoor baseball field. The long-term tenancy provides investors with immediate, stabilized income, while the property's CRC zoning, substantial acreage, and versatile improvements provide long-term flexibility and value in the Cobb County market.

LOCATION DESCRIPTION

Located between Woodstock and Marietta on Canton Highway, the property offers a convenient Kennesaw location surrounded by established residential communities, commercial development, recreation, and employment. The property is near Kennesaw State University and Noonday Creek Park, with convenient access to the surrounding Cobb County communities. Its ± 4.48 -acre site, CRC zoning, and versatile improvements support the current recreational and training use while allowing flexibility for a variety of potential future uses. With an established tenant in place through June 2031, the property offers investors a stabilized asset in a well-established and accessible location leading into the exclusive East Cobb area.

Property Highlights

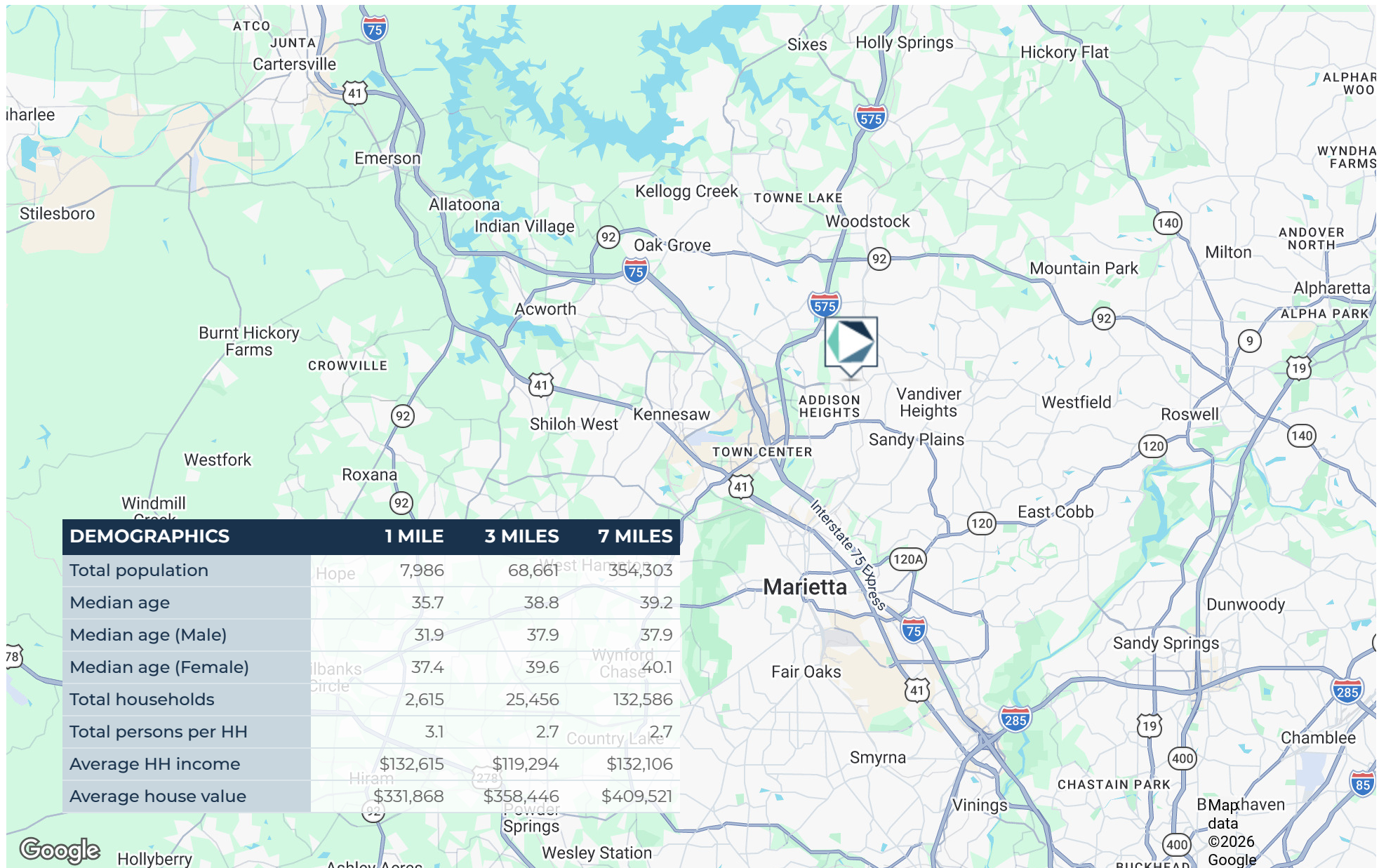
- FULLY LEASED THROUGH JUNE 2031
- CURRENT TENANT: YOUTH BASEBALL TRAINING FACILITY
- BUILDING SIZE: ±16,200 SF TOTAL
- ±8,100 SF LOWER LEVEL
- ±8,100 SF UPPER LEVEL
- SITE: ±4.48 ACRES
- OFFICE AREA: ±2,880 SF
- CLEAR HEIGHTS:
- LOWER LEVEL CLEAR HEIGHT: ±13'
- UPPER LEVEL CLEAR HEIGHT: ±9'-27'
- POWER: HEAVY POWER – 800 AMPS / 240V
- FIRE & LIFE SAFETY: SPRINKLERED WITH VOICE EVACUATION SYSTEM FOR ASSEMBLY USE
- OUTDOOR AMENITY: PRIVATE BASEBALL FIELD
- EXCELLENT COMBINATION OF INDOOR TRAINING, OFFICE & OUTDOOR RECREATIONAL SPACE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TriCore Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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