

2573 Summers Street
Kennesaw, GA 30144

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REDEVELOPMENT OPPORTUNITY

2573 Summers Street
Kennesaw, GA 30144

LOT SIZE: .9521 +/- ACRE REDEVELOPMENT SITE
CURRENTLY USED AS AN AUTO BODY SHOP
PROPERTY SUB-TYPE: COMMERCIAL
ZONING: LI – LIGHT INDUSTRIAL
INSIDE KENNESAW CITY LIMITS
Price: (Undisclosed)

HIGHLIGHTS

- Approximately 195 feet of frontage on Summers Street
- 2 parcels over from US Highway 41
- Located in the Gateway between US Hwy 41 and downtown Kennesaw via Summers Street
- Close to Walkable Downtown Kennesaw's Entertainment District, Interstate I-75 & Kennesaw State University
- Located adjacent to two large mixed-use projects that are currently under development at the School House Village and Creekside
- Inside Kennesaw City Limits just outside the bounds of the Central Business District



Property Summary:

Excellent opportunity for redevelopment near the vibrant city of Downtown Kennesaw, Georgia with LI Zoning (Light Industrial) which has many permissible uses.

Offered for the first time for sale since the 1970s, this property abuts and is adjacent to multiple redevelopment projects within the city. Projects currently in development and within walking distance of this property include the Creekside Mixed-Use Project and the School House Village Mixed-Use Development. Together, those two projects represent \$84,000,000 in new construction adding approximately 500 new units of luxury rooftops in Kennesaw. This in addition to the newly occupied Lewis House Apartment Project (150 units of 85% occupied just 2 months after opening and Revival on Main (252 luxury units that have remained 97% occupied since opening in 2015).

This property is also within walking distance to Downtown Kennesaw's Entertainment District and enjoys easy exposure and close proximity to US Hwy 41 located in the Gateway between US HWY 41 and Downtown Kennesaw's Main Street.

The property is a short distance from I-75, Cobb County's McCollum Airport and Kennesaw State University.

NEW DEVELOPMENT COMING ONLINE ADJACENT TO THIS SITE
Creekside by Core Property Capital



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KENNESAW TOWN CENTER
2555 COBB PKWY, KENNESAW, GA 30144

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RENDERED SITE PLAN

JOB NUMBER:
189702

DESIGNED BY: Author
CHECKED BY: Checker

DRB-00

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NEW DEVELOPMENT COMING ONLINE ADJACENT TO THIS SITE
School House Village



KEY	
A/B	Jewel Box Buildings with Outdoor Seating & Food Truck Area
C	Restaurants & Entertainment
E	Retail & Office
F	Schoolhouse Emporium featuring Coffee Shop, Restaurants Retail & Office
G	Retail & Restaurants
H	Brewery and Beer Garden, Restaurants
I	Restaurants with Rooftop Deck or Outdoor Patio
J	Retail & Restaurants

DEMOGRAPHICS

The City's approximately 32,000 residents enjoy Kennesaw as a great place to live, learn, work and play. The City's combination of small town charm and big city amenities provides access to:

- Excellent educational resources
- First-rate parks, greenspaces, public buildings, and athletic facilities
- High quality and affordable recreation programs
- Safe, well-maintained neighborhoods and central business district

AT A GLANCE

- Kennesaw is the ninth largest city in the Atlanta metro area by population.
- While other Cobb County cities showed a significant drop in the 10-29 age group, Kennesaw recorded a 3.5% increase, partly because of the explosive growth of Kennesaw State University, which is adjacent to the city's geographic boundaries.
- The rapid growth of Kennesaw's population is also spurred by its favorable location with respect to transportation (I-75 and US Highway 41) and abundant housing options across a broad economic spectrum.

EDUCATION

- 20% of city residents are college graduates surpassing national, state and regional increases.

EMPLOYMENT DEMOGRAPHICS/JOB GROWTH

- Kennesaw Census Tract will grow from offering 3,000 jobs in 1990 to 12,000 jobs in 2021.

INCOME DEMOGRAPHICS

- Since 1969, Kennesaw's median household income has been higher than the per capita income in the rest of Georgia.