

# VILLAGE GRAND

3103 Cobb Parkway NW,  
Kennesaw, GA 30152

1,200 SF AVAILABLE

Walmart 

metroPCS

  
SMOOTHIE KING



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ESTD  2020

**BRIDGER**  
PROPERTIES



- Walmart shadow-anchored shopping center located at a signalized intersection
- Average Household Incomes over \$135,000 within a 3-mile radius of the center
- Strategically positioned on Cobb Pkwy with 36,000 VPD
- Draws from the over 41,000 students who attend Kennesaw State University
- Property shares access with over 300 apartment units

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## SITE PLAN



COBB PARKWAY



VPD 36,576



UNIT	TENANT	SF
101	Starbucks	1,600
103	The Brows Threading Lounge	1,000
104	Dixie's Finest Grooming	1,000
105	Mangiamo Italian Ristorante	2,950
<b>108</b>	<b>AVAILABLE</b>	<b>1,200</b>
109	Mini-Stop Chinese Restaurant	1,500
110	Total Insurance	900

UNIT	TENANT	SF
111	Town Center Nails	2,400
114	Board & Brush	1,200
115	Rick's Hot Wings	900
116	LaDaya Beauty Supply	1,500
117	First Source Tax & Accounting	1,400
118	Metro PCS	1,400
119	Smoothie King	1,400

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## TRADE AREA OVERVIEW



### POPULATION 2024

1 Mile	9,533
3 Mile	65,796
5 Mile	153,295



### HOUSEHOLDS 2024

1 Mile	3,438
3 Mile	23,715
5 Mile	55,184



### AVG HOUSEHOLD INCOME

1 Mile	\$122,648
3 Mile	\$126,402
5 Mile	\$130,032



### DAYTIME POPULATION

1 Mile	1,626
3 Mile	19,320
5 Mile	58,880

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## PROPERTY PHOTOS

