

# Acworth Pad Fronting Cobb Pkwy

3070 Cobb Parkway, Kennesaw, GA 30152

RETAIL PAD

FOR SALE or GL

PAD READY FOR  
CONSTRUCTION



## PROPERTY HIGHLIGHTS

- 1.56 acre pad opportunity fronting Cobb Parkway at Blue Springs Road
- Prominent visibility and sight lines from either direction on Cobb Pkwy
- Approximately 150' frontage to Cobb Parkway (36,500 VPD)
- Signalized intersection in addition to right-in/right-out access on Cobb Pkwy, full access on Blue Springs Rd
- Cotenants: Big Dan's Car Wash, Aldi, Tractor Supply Co
- Pad has been rough graded with utilities stubbed near the property line with master detention in place
- C-2 Zoning

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	9,260	67,495	155,131
Average HH Income	\$102,419	\$105,416	\$107,265
Daytime Employees	1,661	21,267	58,198

## EXCLUSIVE AGENT(S)

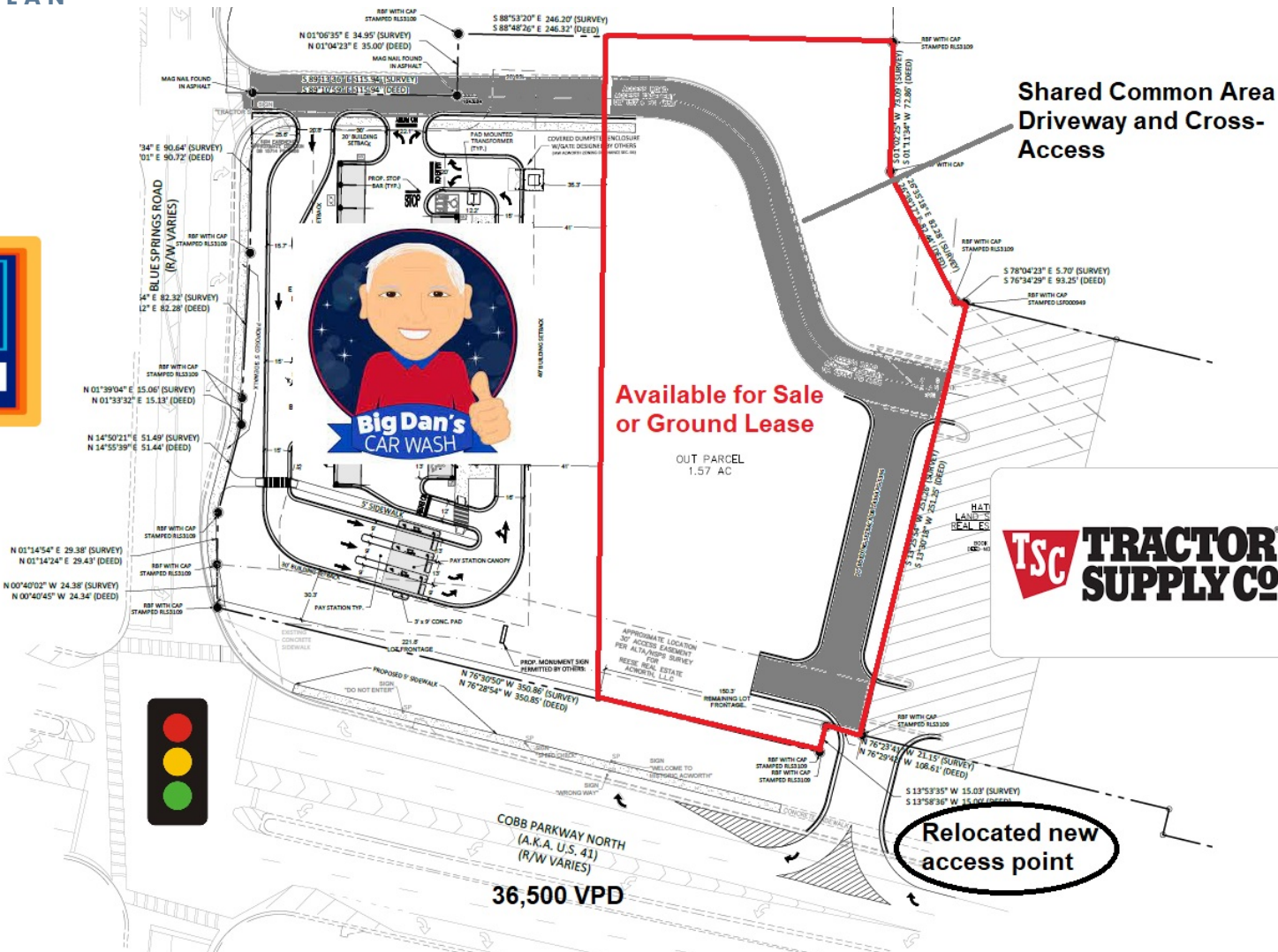
**PATRICK BENTLEY** • [patrick@highpoint-realestate.com](mailto:patrick@highpoint-realestate.com) - 770.462.0055



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## SITE PLAN



### Address

3070 Cobb Pkwy  
Kennesaw, GA 30152

### Acreage

1.56 acres

### Delivery Conditions

- Rough graded
- Utilities stubbed to the property line
- Master detention in place

### EXCLUSIVE AGENT(S)

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# 3070 Cobb Parkway NW

Kennesaw, GA 30152

Land for Sale or Ground Lease

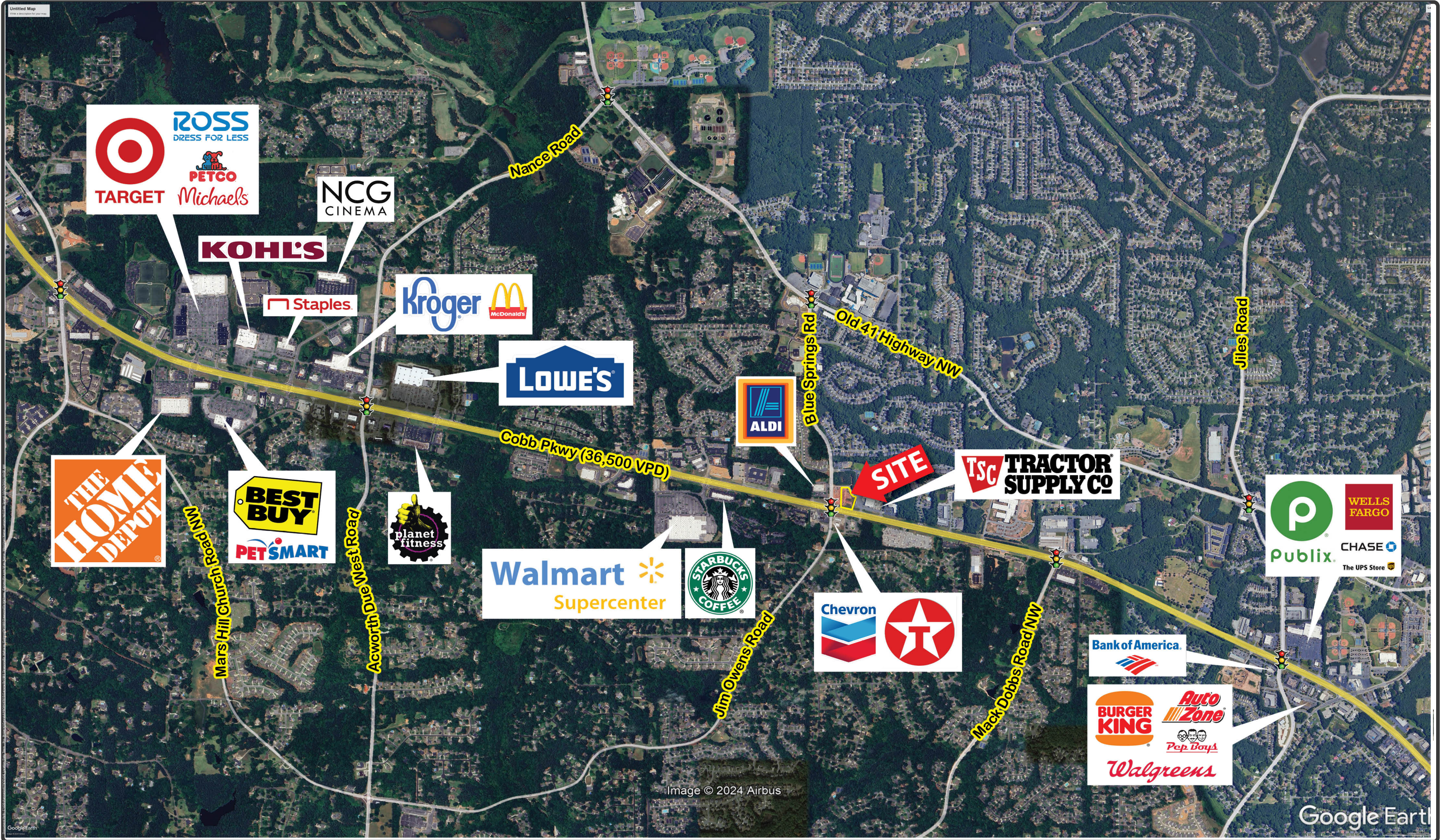


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