

# Freestanding 2nd Generation Restaurant Fronting Cobb Pkwy in Acworth

3285 Cobb Pkwy NW, Acworth, GA 30101



**6,413 SF for Lease**

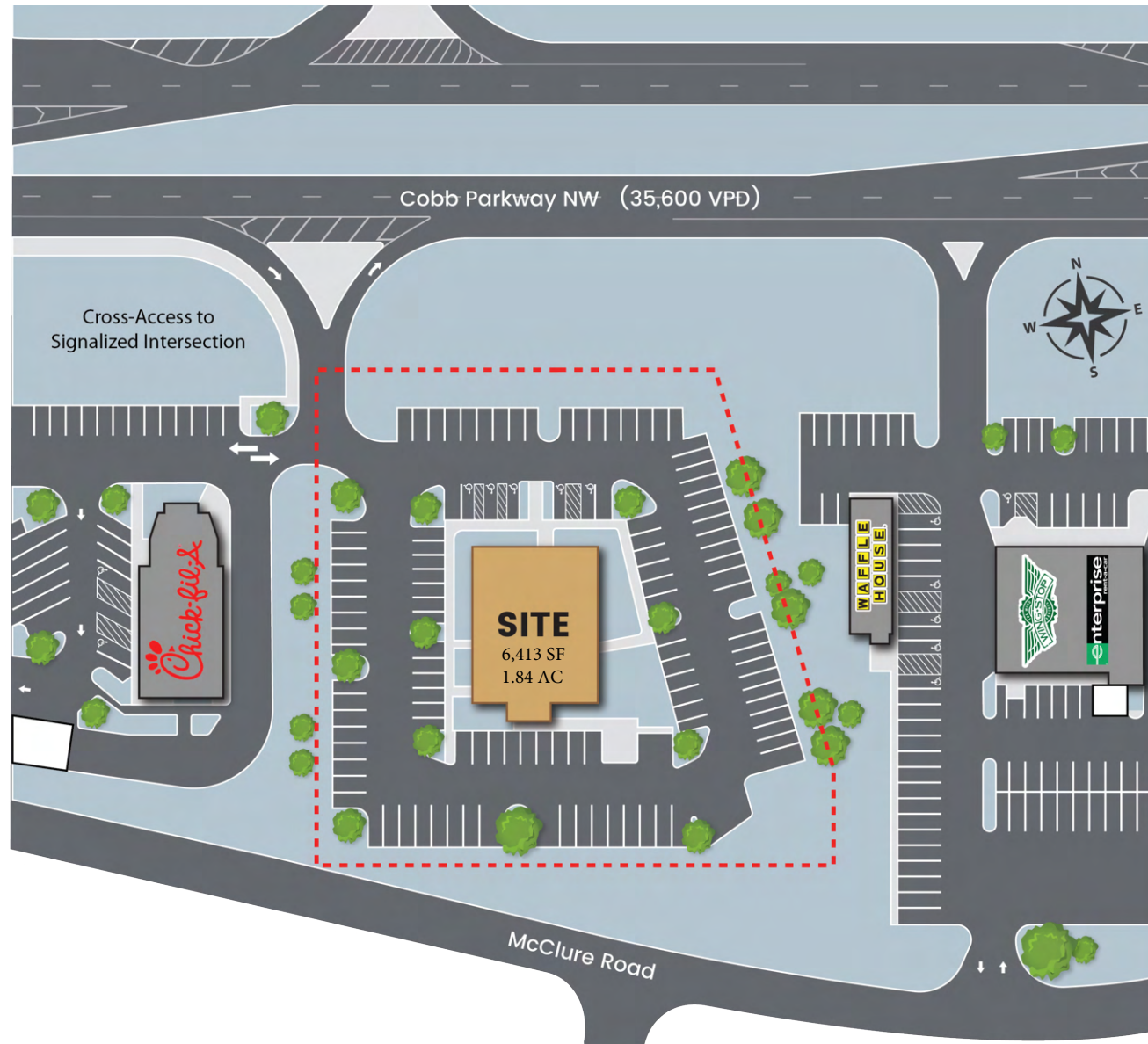
## PROPERTY HIGHLIGHTS

- Freestanding 6,413 SF 2nd generation restaurant space available for lease
- Excellent visibility, frontage and sight lines to Cobb Pkwy
- Right-In/Right-Out access into the site, as well as signalized intersection cross-access
- Dedicated Monument Sign
- 120 parking spaces on 1.84 AC
- Zoning - GC (General Commercial) in unincorporated Cobb County
- Adjacent co-tenants include Chick-Fila, Waffle house, AT&T, Aspen Dental, Firestone, Wendy's, Arby's and Jim 'N Nick's BBQ

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population Density	6,192	50,597	135,664
Average HH Income	\$109,765	\$112,177	\$111,999
Median Age	39.2	38.3	37.4

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
 patrick@highpoint-realestate.com  
**770.462.0055**







# Property Photo | 3285 Cobb Pkwy NW, Acworth, GA 30101



No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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