



Light Industrial Space For Lease in Acworth

Convenient to I-75, US-41 & Downtown
Ste 100- 5,350 sq ft Available Now
Ste 600- 1,875 sq ft Coming June 1

3701 NEW MCEVER RD.
ACWORTH, GA 30101

DON EDWARDS

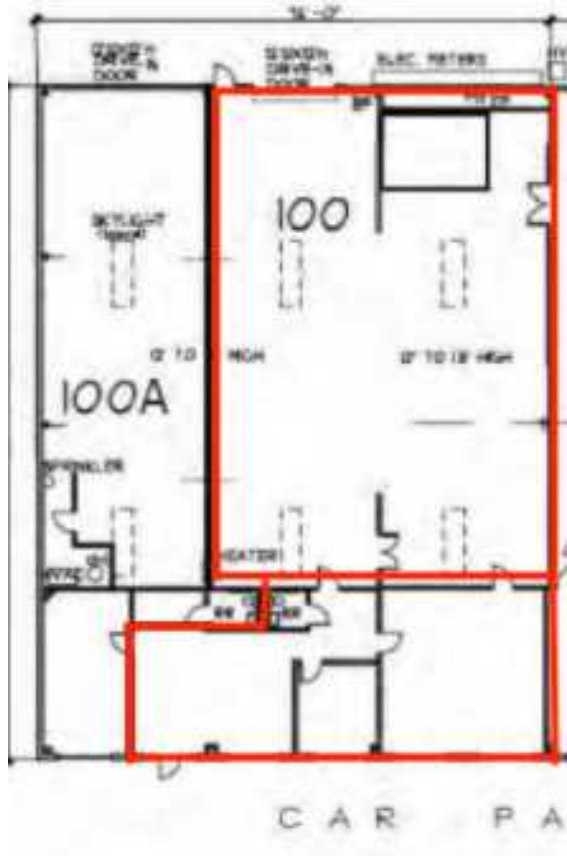
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KYLEE WARSHAW

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PROPERTY SUMMARY



Property Overview

Available Now: Ste 100: 5,350 sf of light industrial space with a 12' drive in door. Conveniently located near I-75, US-41 and downtown Acworth. Suite 600 - 1,875 sq ft- available June 1st

Address: 3701 New McEver Road
NW Suite 100 + 600
City, State: Acworth, GA 30101
County: Cobb
Lease Rate: \$12.50
NNN: Yes + \$2.50 CAM
Market: NW Atlanta
Sub-market: Acworth
Year Built: 2001
Zoning: LI



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SUITE 100 PHOTOS



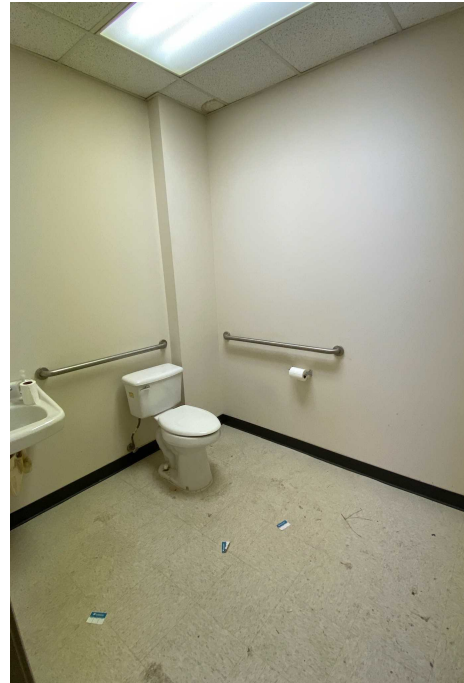
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SUITE 100 PHOTOS

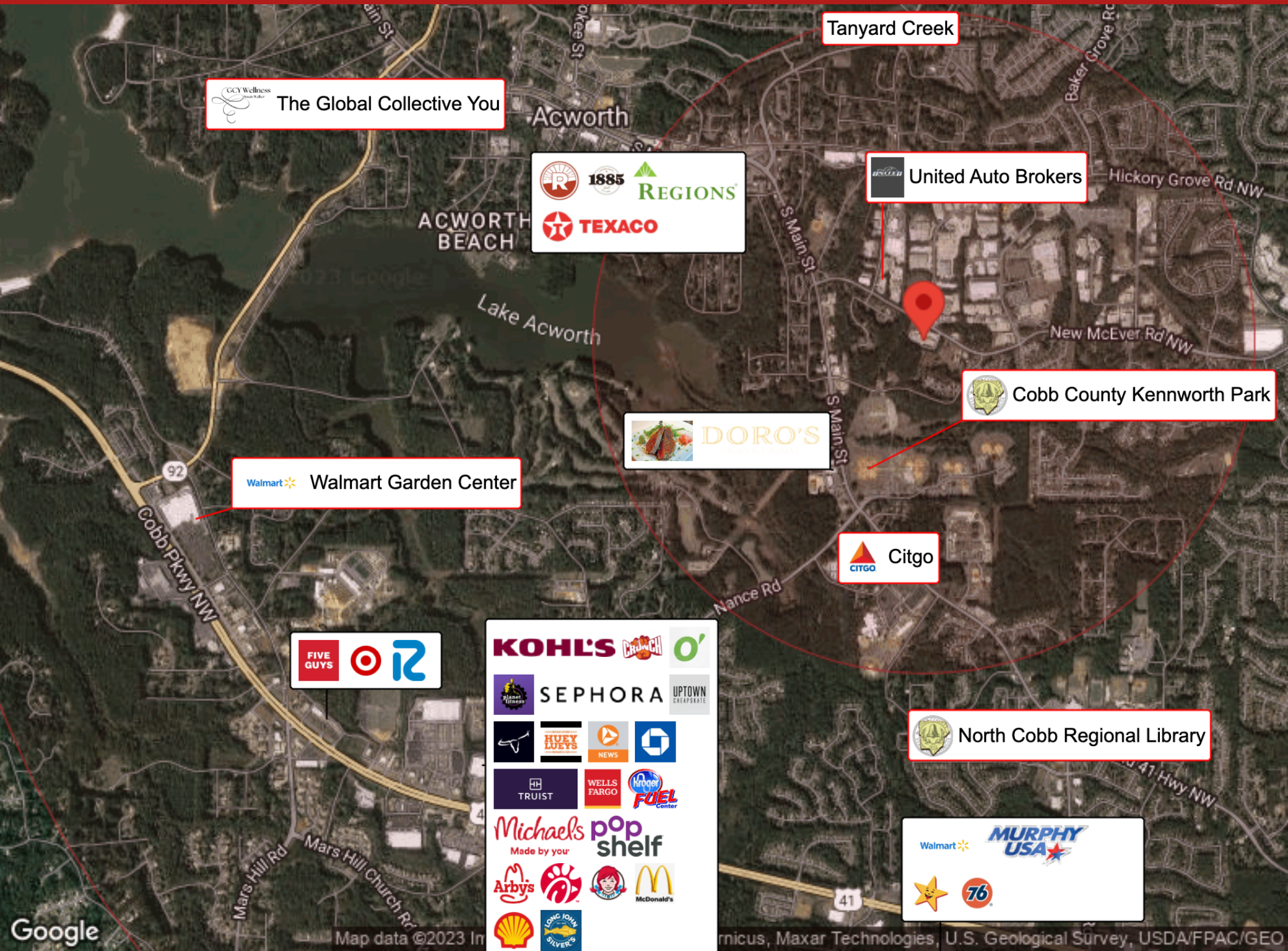


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SUITE 600 PHOTOS





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Michaels **pop shelf**
 Made by your

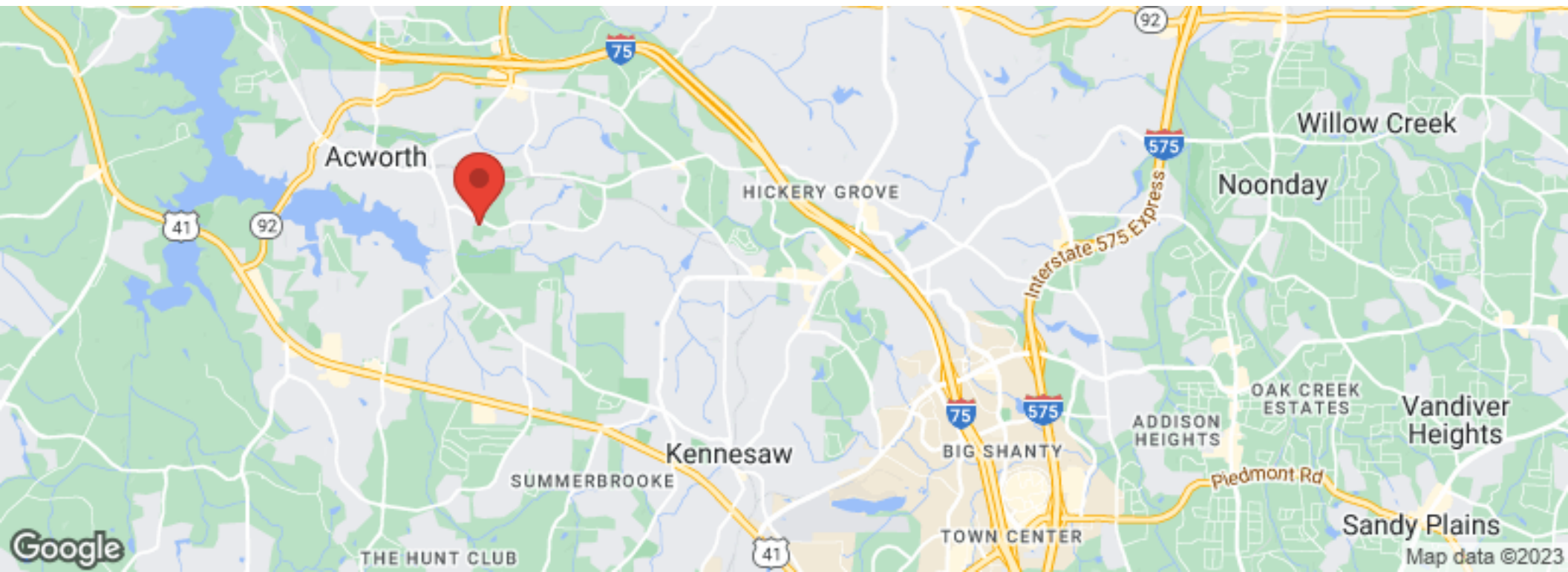
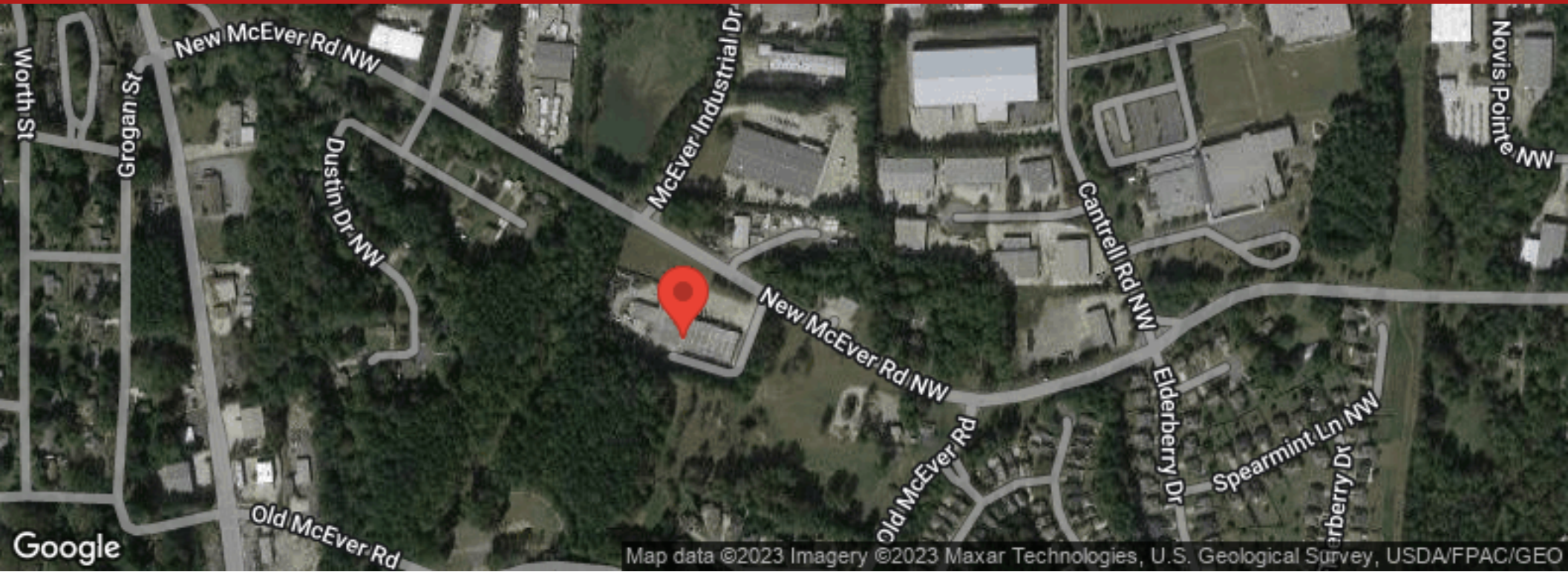
  

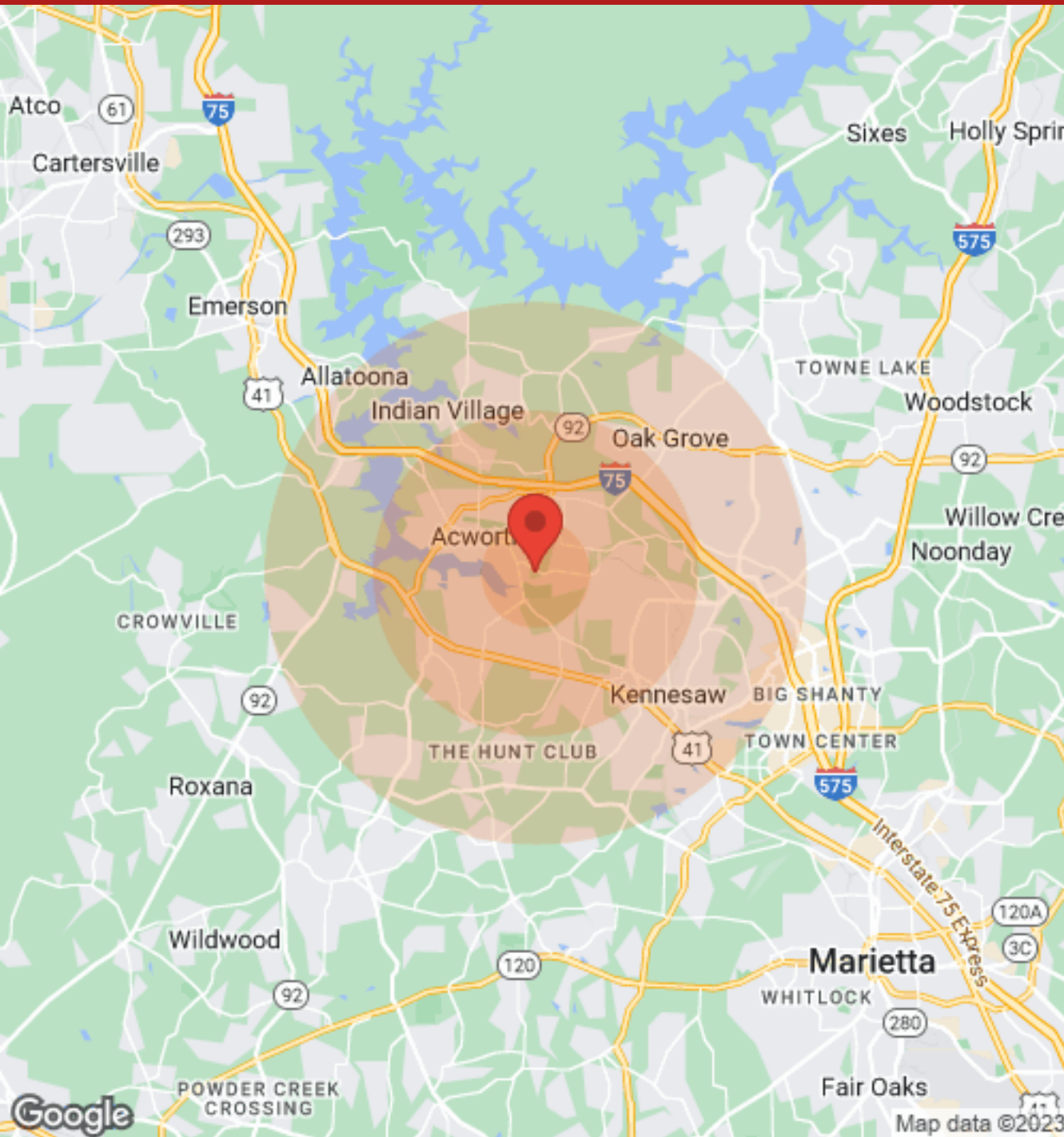
 **North Cobb Regional Library**


LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,530	29,589	68,098
Female	1,704	31,353	70,633
Total Population	3,234	60,942	138,731

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	773	14,253	30,569
Ages 15-24	441	8,743	19,456
Ages 55-64	363	6,709	16,724
Ages 65+	548	6,920	16,642

Race	1 Mile	3 Miles	5 Miles
White	2,167	39,936	101,594
Black	798	13,895	22,865
Am In/AK Nat	1	62	173
Hawaiian	N/A	8	14
Hispanic	249	7,509	15,828
Multi-Racial	314	9,524	19,582

Income	1 Mile	3 Miles	5 Miles
Median	\$73,070	\$69,687	\$70,002
< \$15,000	50	1,604	3,490
\$15,000-\$24,999	19	1,223	3,155
\$25,000-\$34,999	89	1,810	3,950
\$35,000-\$49,999	118	3,103	6,153
\$50,000-\$74,999	271	5,041	10,468
\$75,000-\$99,999	292	3,882	7,946
\$10,000-\$149,999	175	3,535	8,003
\$150,000-\$199,999	78	1,039	2,774
> \$200,000	14	561	1,943

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,259	22,831	50,622
Occupied	1,191	21,301	47,099
Owner Occupied	1,056	16,142	35,962
Renter Occupied	135	5,159	11,137
Vacant	68	1,530	3,523

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.

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KYLEE WARSHAW, REALTOR

Born in New Jersey and ultimately adopted by Georgia, Kylee Warshaw has had the privilege of living in many states throughout the United States, exposing her to a variety of real estate markets. She has been fortunate to have lived out west in New Mexico, in Texas border towns, in the Florida Panhandle and South Florida. Kylee settled down in Georgia in 2004 and has since lived in both Cherokee and Cobb counties. Kylee started her career in real estate as a residential agent and spent time as a transaction coordinator. She has since turned her focus to commercial real estate and teamed up with Atlanta Commercial Group as a generalist and has an interest in land and investment properties. Kylee has been married to her husband, Nathan, for over 20 years and has a daughter, son-in-law, and grandson. Kylee has enjoyed watching Northwest Georgia flourish and considers herself fortunate to be a part of that growth.

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