

# ORCHARD SQUARE

4290 Bells Ferry Road, Kennesaw, GA 30144



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	94,212 SF
Available SF:	1,200 - 3,000 SF
Lot Size:	

## PROPERTY OVERVIEW

Orchard Square, a 94,212 +/- SF, 97.45% occupied, neighborhood center anchored by Publix and Harbor Freight Tools. The property is located in the North Atlanta suburbs, along Bells Ferry Road, in Kennesaw, Georgia. Additional regional tenants at the property include Super Clips, Pep Boys, Acceptance Insurance and Mailboxes Unlimited.

## LOCATION OVERVIEW

Orchard Square is located in Kennesaw, GA at the intersection of I-575 and Bells Ferry Road. The property is nestled amidst numerous, upscale residential enclaves in highly regarded Cobb County. The County boasts an excellent public school system and is well reputed for its governance, both factors helping it out compete its neighboring counties in terms of both residential and commercial growth.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,421	21,419	59,074
Total Population	7,127	59,750	158,709
Average HH Income	\$84,520	\$76,160	\$77,135

AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com



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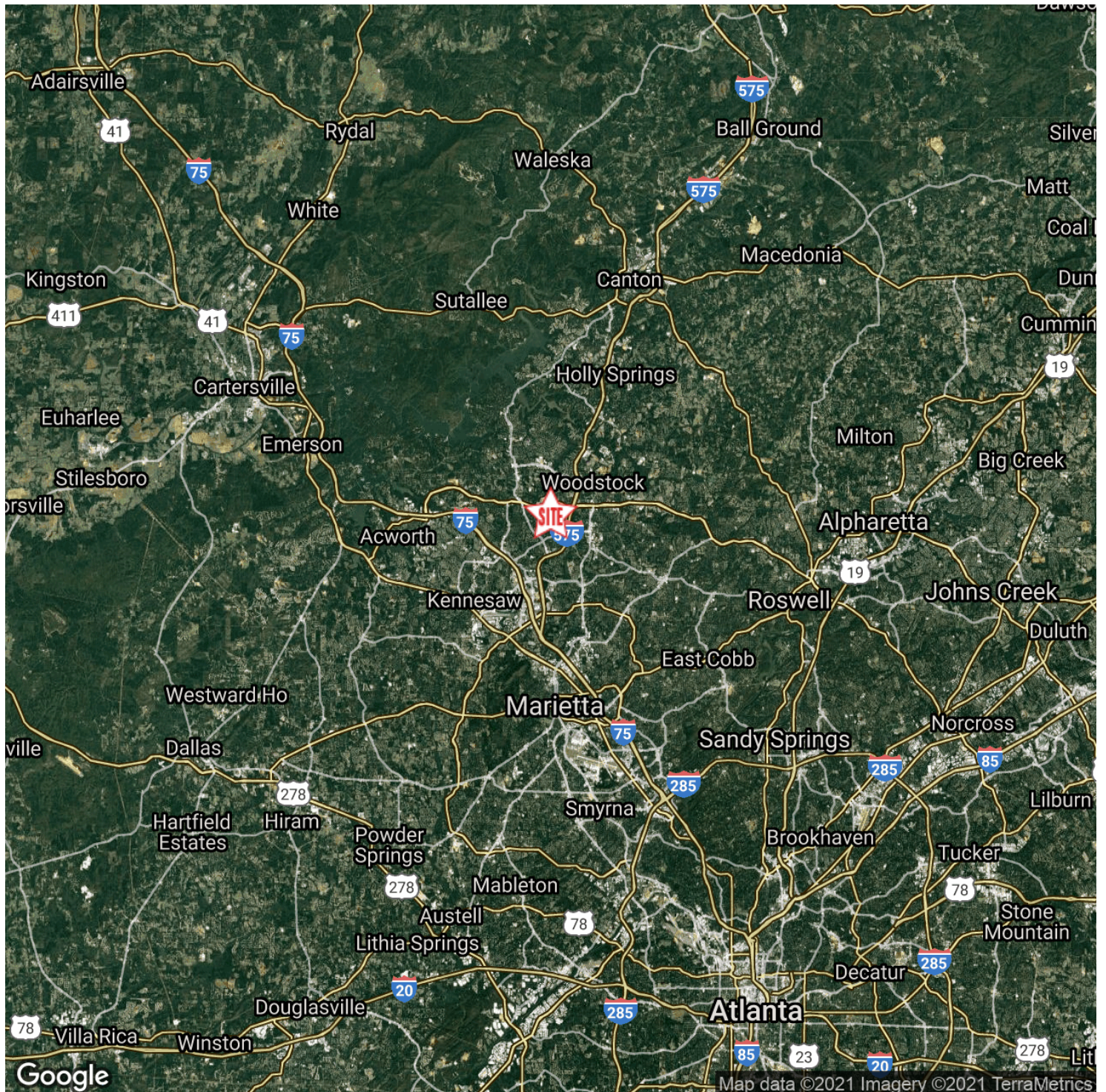
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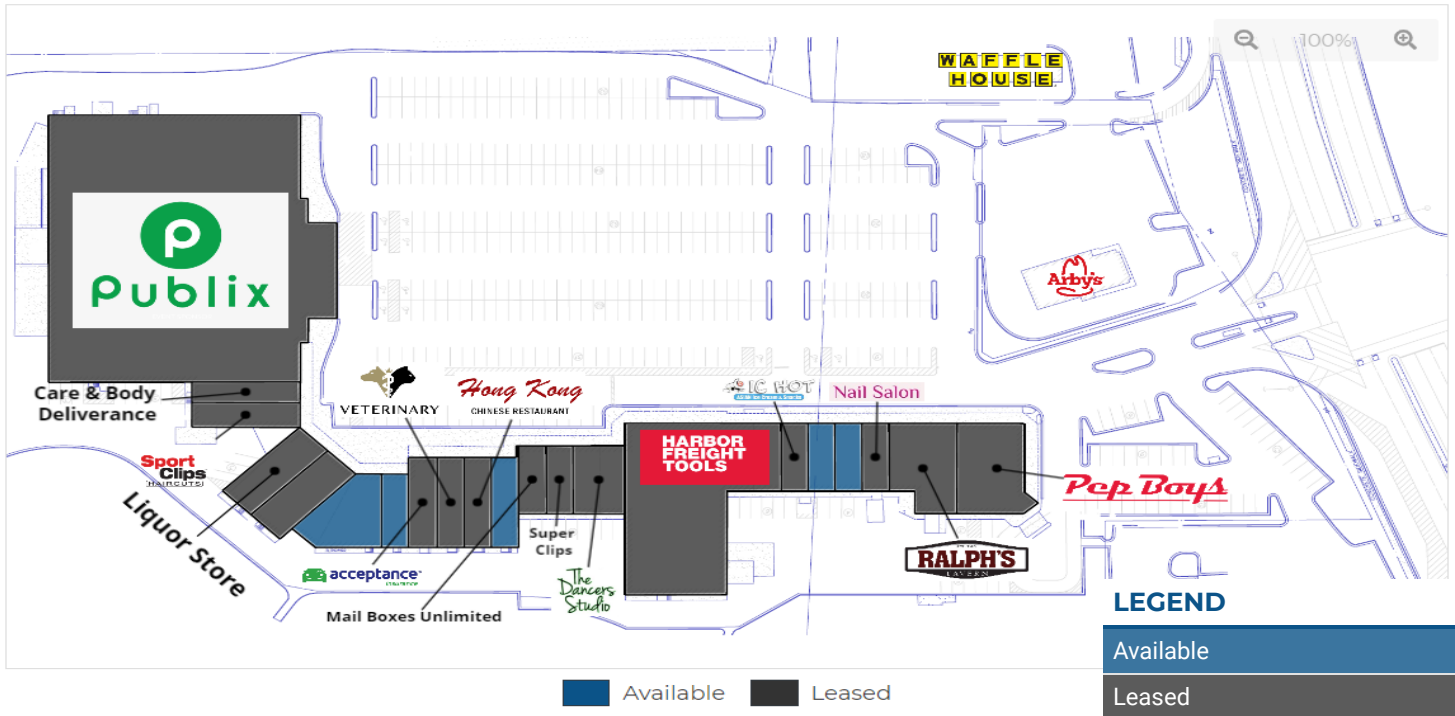
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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 3,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Suite 102	Pep Boys	4,991 SF	NNN	-
Suite 110 & 114	Ralph's Tavern	4,800 SF	NNN	-
Suite 116	American Nail Artist	1,200 SF	NNN	-
Suite 118	Available	1,200 SF	NNN	-
Suite 120	Available	1,200 SF	NNN	-
Suite 122	IC Hot	1,200 SF	NNN	-
Suite 126	Harbor Freight Tools	12,150 SF	NNN	-
Suite 130	The Dancers Studio	2,400 SF	NNN	-
Suite 132	Super Clips	1,200 SF	NNN	-

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SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Suite 134	Mail Boxes Unlimited	1,200 SF	NNN	-
Suite 136	Available	1,600 SF	NNN	-
Suite 138	Hong Kong Chinese Restaurant	1,600 SF	NNN	-
Suite 140	Suburban Vet Clinic	1,600 SF	NNN	-
Suite 142	Acceptance Insurance	1,600 SF	NNN	-
Suite 144	Available	1,200 SF	NNN	-
Suite 146	Available	3,000 SF	NNN	-
Suite 148	CrossFit	2,400 SF	NNN	Beside Life Martial Arts
Suite 150	Liquor Store	2,400 SF	NNN	-
Suite 152	Sports Clips	1,500 SF	NNN	-
Suite 154	Care & Body Deliverance	1,500 SF	NNN	Right beside Publix
ANC	Publix	44,271 SF	NNN	-

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# SUITE 136

Turn Key Dental/Orthodontist Office



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