

Commercial Development Site

2 Lots - 2.27± Acres Total

FOR SALE



SALES PRICE: \$925,000

3945 & 3965 Jiles Way
Kennesaw, GA 30144
Cobb County

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171

Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201



PROPERTY OVERVIEW

3945 & 3965 Jiles Way
Kennesaw, GA 30144

LOCATION:	Located 1.4 miles off I-75 .9 miles from Cherokee St NW Lots are in-between Baker Rd & Jiles Rd 37 Miles from ATL Airport
SITE:	2.27± Acres total; both parcels included in sales price (.86± Acres and 1.41± Acres) ~ 655 ft. of frontage on Baker Rd. (both lots) ~ 285 ft. of frontage on Jiles Way (both lots)
AVERAGE DAILY TRAFFIC COUNT:	10,900 VPD - Baker Road 3,020 VPD - Jiles Way 32,500 VPD - Cherokee Street NE 102,000 VPD - I-75
ZONED:	<ul style="list-style-type: none">• C-3• C-4
ESTIMATED 2021 PROPERTY TAXES:	\$6,247.36 for both lots Lot 3945 - \$2,515.16 ; Lot 3965 - \$3,732.20
UTILITIES:	All utilities available to the site.
NEIGHBORS:	Publix Super Market, Tidal Wave Auto Spa, Chevron, McDonald's, Texaco, Big Pie Pizzeria, Western Union, Kroger, Peach State Lumber Products, & more
SALES PRICE: \$925,000	



PHOTOS

3945 & 3965 Jiles Way
Kennesaw, GA 30144

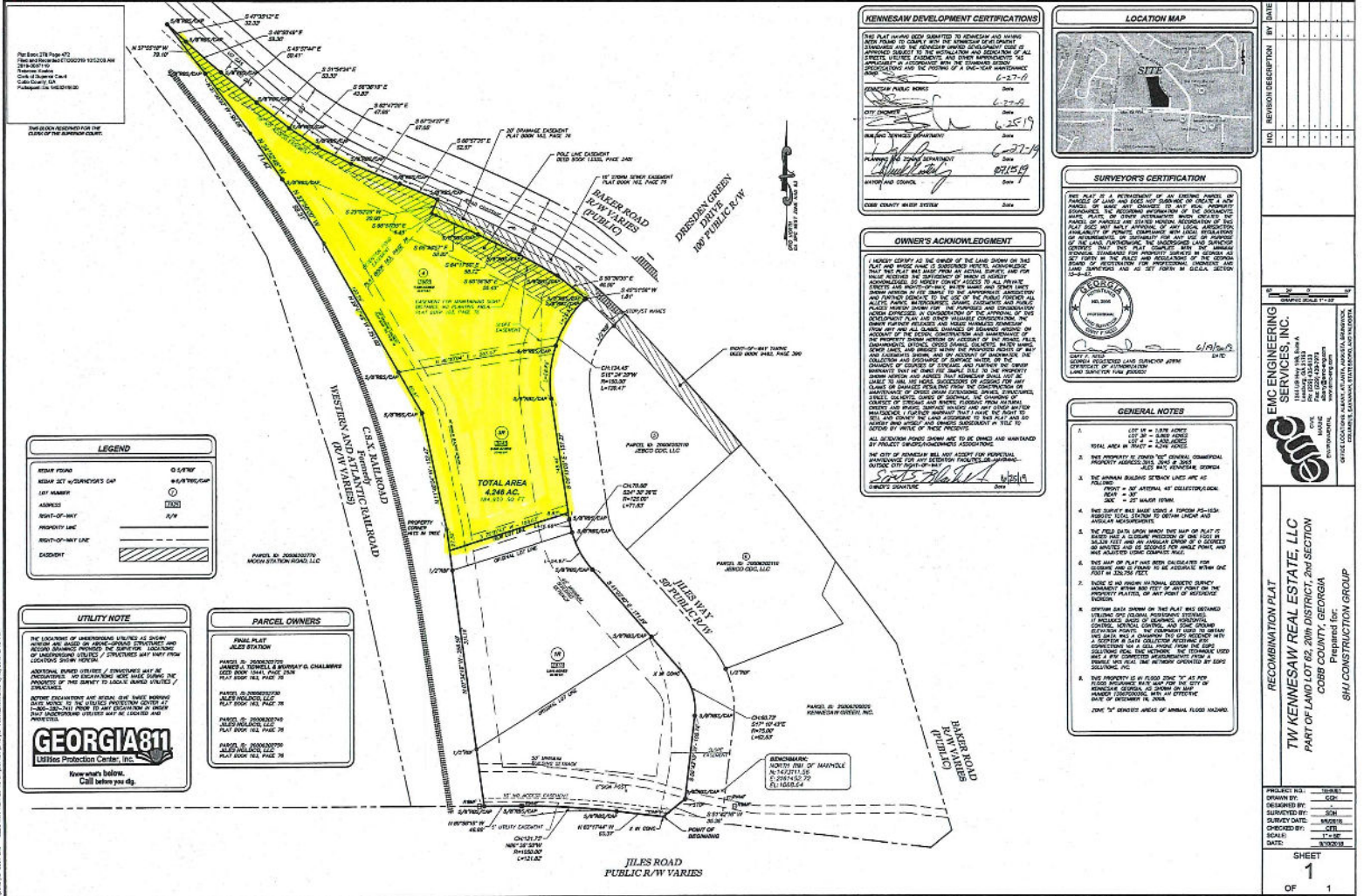


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PLAT

3945 & 3965 Jiles Way
Kennesaw, GA 30144



LEGEND

BOUNDARY	0.1/10"
BOUNDARY WITH ADJACENT'S CAP	0.1/10" (with cap)
LOT NUMBER	①
ADDRESS	100'
RIGHT-OF-WAY	1/4"
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
EASEMENT	---

UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORDING EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON.

GEORGIA811
Utilities Protection Center, Inc.
www.811.ga.gov
Call before you dig.

PARCEL OWNERS

PARCEL 10	RECORDED IN PLAT BOOK 145, PAGE 78
PARCEL 11	RECORDED IN PLAT BOOK 145, PAGE 78
PARCEL 12	RECORDED IN PLAT BOOK 145, PAGE 78
PARCEL 13	RECORDED IN PLAT BOOK 145, PAGE 78
PARCEL 14	RECORDED IN PLAT BOOK 145, PAGE 78
PARCEL 15	RECORDED IN PLAT BOOK 145, PAGE 78

KENNESAW DEVELOPMENT CERTIFICATIONS

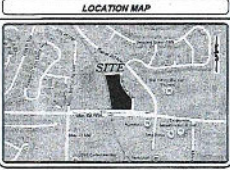
THIS PLAT HAS BEEN SUBMITTED TO KENNESAW AND HAS BEEN REVIEWED BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE CITY ENGINEER HAS APPROVED THE PLAT AND THE CITY PLANNING DEPARTMENT HAS APPROVED THE PLAT AND THE CITY ENGINEER HAS APPROVED THE PLAT AND THE CITY PLANNING DEPARTMENT HAS APPROVED THE PLAT.

DATE: 6-27-19

CITY ENGINEER: [Signature]

CITY PLANNING DEPARTMENT: [Signature]

DATE: 6-27-19



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed and sworn Surveyor of the State of Georgia, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Georgia.

DATE: 6/27/19

SURVEYOR: [Signature]

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being the owner of the land shown on this plat, do hereby acknowledge that the information contained herein is true and correct and that I have read and understand the contents of this plat and the laws of the State of Georgia relating to the recording of plats.

DATE: 6/27/19

OWNER: [Signature]

- GENERAL NOTES**
1. LOT 10 = 1.00 ACRES
 2. THE PROPERTY IS ZONED "C-1" GENERAL COMMERCIAL.
 3. THE BOUNDARY BETWEEN THIS LOT AND ADJACENT PARCELS IS AS SHOWN ON THIS PLAT.
 4. THE FIELD DATA WERE OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED AND SWORN SURVEYOR OF THE STATE OF GEORGIA.
 5. THE MAP OF THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED AND SWORN SURVEYOR OF THE STATE OF GEORGIA.
 6. THIS PROPERTY IS ZONED "C-1" GENERAL COMMERCIAL.
 7. THE BOUNDARY BETWEEN THIS LOT AND ADJACENT PARCELS IS AS SHOWN ON THIS PLAT.
 8. THE FIELD DATA WERE OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED AND SWORN SURVEYOR OF THE STATE OF GEORGIA.
 9. THE MAP OF THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED AND SWORN SURVEYOR OF THE STATE OF GEORGIA.

EMC ENGINEERING SERVICES, INC.
1000 W. BUCKLEBOURNE DRIVE
KENNESAW, GA 30144
770.426.1111
www.emc-engineering.com

TW KENNESAW REAL ESTATE, LLC
PART OF LAND LOT 62, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

SHU CONSTRUCTION GROUP
Prepared for:

RECOMBINATION PLAT

DATE: 6/27/19

SHEET 1 OF 1

DATE: 6/27/19 10:45 AM BY: SURVEYOR: [Signature]

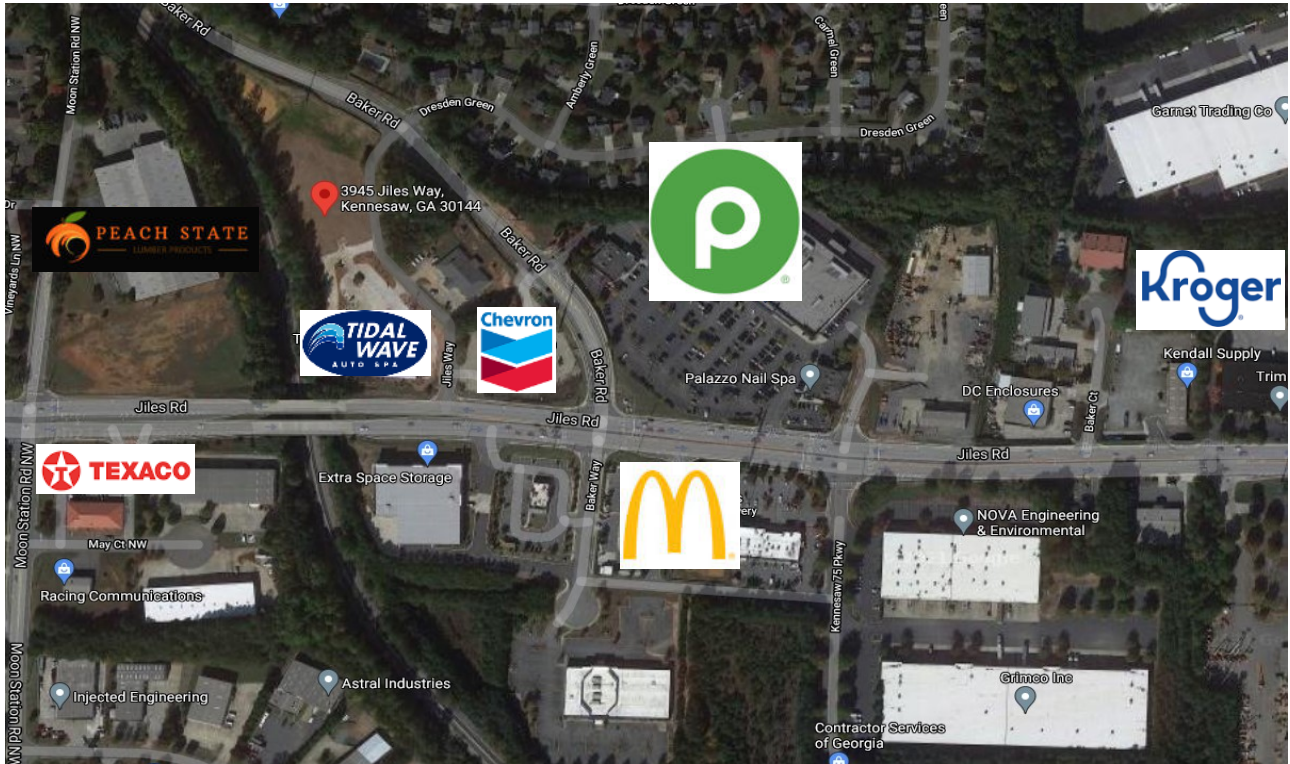
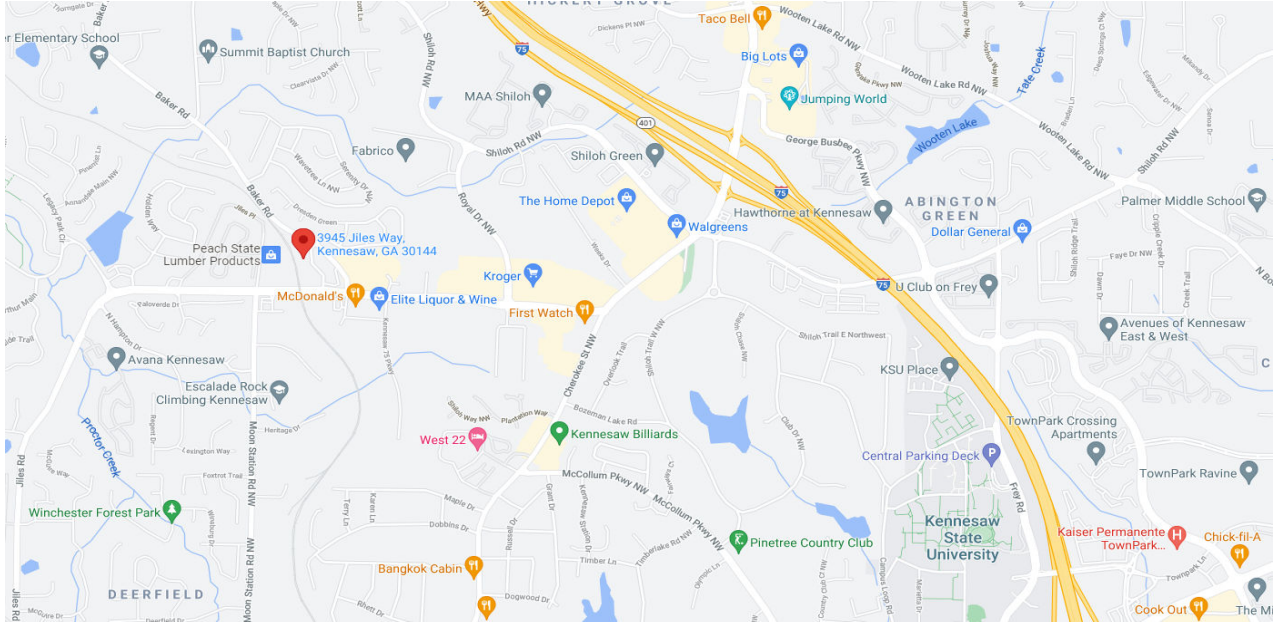
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COLDWELL BANKER COMMERCIAL
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MAPS

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DEMOGRAPHICS - 1 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

10,013

Population



Average Household Size

32.7

Median Age

\$70,322

Median Household Income

EDUCATION

6%

No High School Diploma



18%

High School Graduate



34%

Some College



41%

Bachelor's/Grad/Prof Degree

BUSINESS



489

Total Businesses



5,938

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



13%

Services

3.1%

Unemployment Rate

INCOME



\$70,322

Median Household Income



\$30,862

Per Capita Income



\$107,022

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (21.2%)

The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	+0.6%	
\$15,000 - \$24,999	6.2%	+1.7%	
\$25,000 - \$34,999	5.8%	-1.5%	
\$35,000 - \$49,999	14.9%	+3.6%	
\$50,000 - \$74,999	19.2%	+1.7%	
\$75,000 - \$99,999	21.2%	+6.9%	
\$100,000 - \$149,999	15.4%	-1.7%	

Bars show deviation from Cobb County



DEMOGRAPHICS - 3 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

83,624

Population



2.7

Average Household Size

33.7

Median Age

\$75,087

Median Household Income

EDUCATION

7%

No High School Diploma



20%

High School Graduate



31%

Some College



42%

Bachelor's/Grad/Prof Degree

BUSINESS



2,817

Total Businesses



32,847

Total Employees

EMPLOYMENT



71%

White Collar



16%

Blue Collar



12%

Services

3.8%

Unemployment Rate

INCOME



\$75,087

Median Household Income



\$32,385

Per Capita Income



\$158,646

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$15,000 - \$24,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	6%	+0.1%	
\$15,000 - \$24,999	5.3%	+0.8%	■
\$25,000 - \$34,999	7%	-0.3%	■
\$35,000 - \$49,999	12%	+0.7%	■
\$50,000 - \$74,999	19.7%	+2.2%	■
\$75,000 - \$99,999	16.2%	+1.9%	■
\$100,000 - \$149,999	18.3%	+1.2%	■

Bars show deviation from Cobb County



DEMOGRAPHICS - 5 Mile

3945 & 3965 Jiles Way
Kennesaw, GA 30144

KEY FACTS

176,761

Population



Average Household Size

35.3

Median Age

\$76,423

Median Household Income

EDUCATION

6%

No High School Diploma



20%
High School Graduate



30%
Some College



44%
Bachelor's/Grad/Prof Degree

BUSINESS



6,575

Total Businesses



76,355

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

15%



Services

12%

3.6%

Unemployment Rate

INCOME



\$76,423

Median Household Income



\$33,993

Per Capita Income



\$167,159

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: <\$15,000 (5.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.6%	-0.3%	
\$15,000 - \$24,999	5.8%	+1.3%	
\$25,000 - \$34,999	7.4%	+0.1%	
\$35,000 - \$49,999	10.6%	-0.7%	
\$50,000 - \$74,999	19.3%	+1.8%	
\$75,000 - \$99,999	16.2%	+1.9%	
\$100,000 - \$149,999	18.4%	+1.3%	

Bars show deviation from Cobb County