

# **Commercial Development Site**

## **2 Lots - 2.27± Acres Total**

**FOR SALE**



# **SALES PRICE: \$849,000**

**3945 & 3965 Jiles Way**  
**Kennesaw, GA 30144**  
**Cobb County**

**PATRICK BARRY - EXCLUSIVE AGENT**  
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**Coldwell Banker Commercial**  
**Eberhardt & Barry**  
**990 Riverside Drive**  
**Macon, Georgia 31201**



## PROPERTY OVERVIEW

3945 & 3965 Jiles Way  
Kennesaw, GA 30144

|                                       |                                                                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>                      | Located 1.4 miles off I-75<br>.9 miles from Cherokee St NW<br>Lots are in-between Baker Rd & Jiles Rd<br>37 Miles from ATL Airport                                                              |
| <b>SITE:</b>                          | 2.27± Acres total; both parcels included in sales price<br>(.86± Acres and 1.41± Acres)<br><br>~ 655 ft. of frontage on Baker Rd. (both lots)<br>~ 285 ft. of frontage on Jiles Way (both lots) |
| <b>AVERAGE DAILY TRAFFIC COUNT:</b>   | 10,900 VPD - Baker Road<br>3,020 VPD - Jiles Way<br>32,500 VPD - Cherokee Street NE<br>102,000 VPD - I-75                                                                                       |
| <b>ZONED:</b>                         | <ul style="list-style-type: none"><li>• C-3</li><li>• C-4</li></ul>                                                                                                                             |
| <b>ESTIMATED 2021 PROPERTY TAXES:</b> | \$6,247.36 for both lots<br><br>Lot 3945 - \$2,515.16 ; Lot 3965 - \$3,732.20                                                                                                                   |
| <b>UTILITIES:</b>                     | All utilities available to the site.                                                                                                                                                            |
| <b>NEIGHBORS:</b>                     | Publix Super Market, Tidal Wave Auto Spa, Chevron, McDonald's, Texaco, Big Pie Pizzeria, Western Union, Kroger, Peach State Lumber Products, & more                                             |
| <b>SALES PRICE: \$849,000</b>         |                                                                                                                                                                                                 |





## PHOTOS

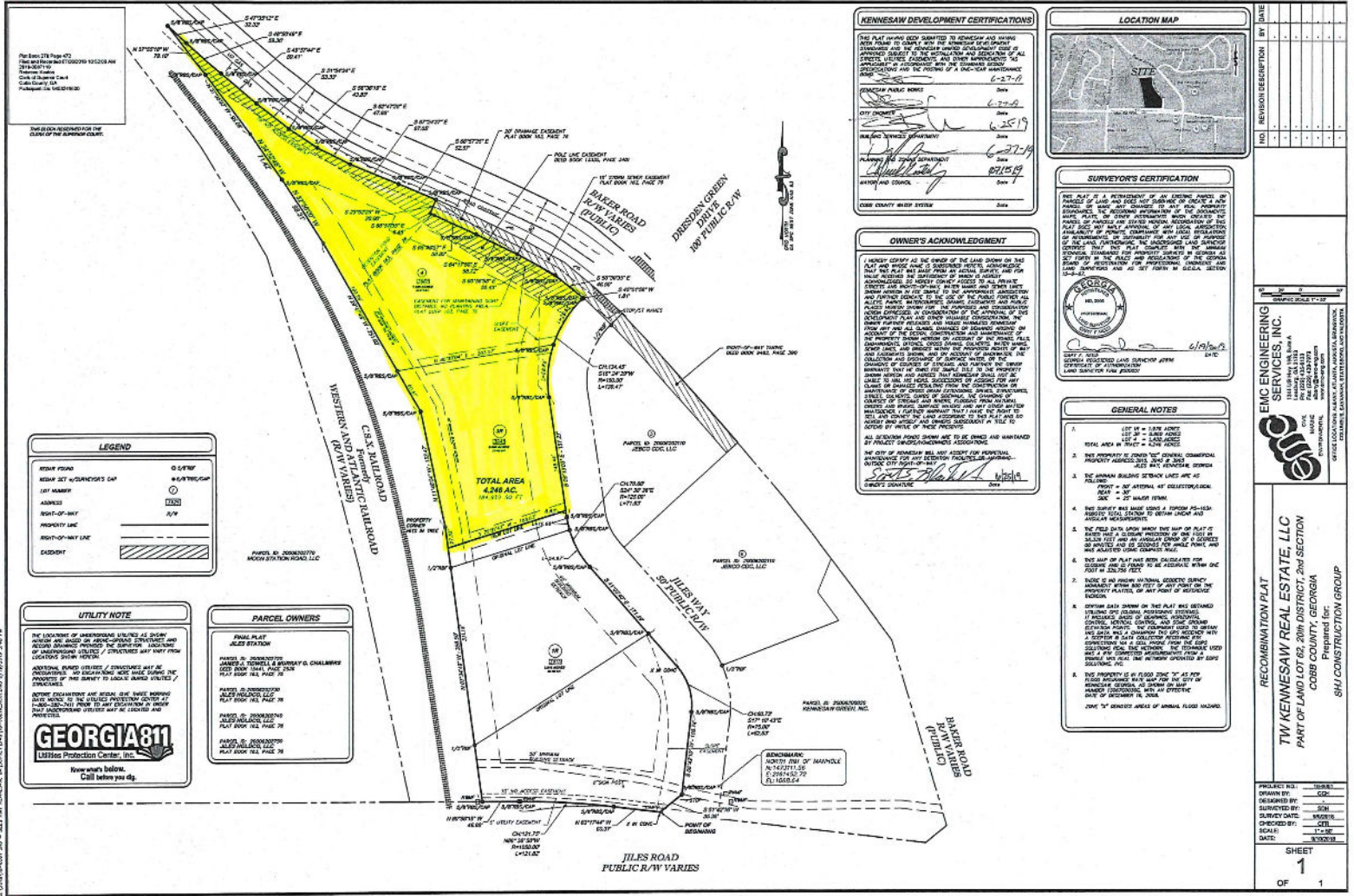
3945 & 3965 Jiles Way  
Kennesaw, GA 30144





# PLAT

3945 & 3965 Jiles Way  
Kennesaw, GA 30144



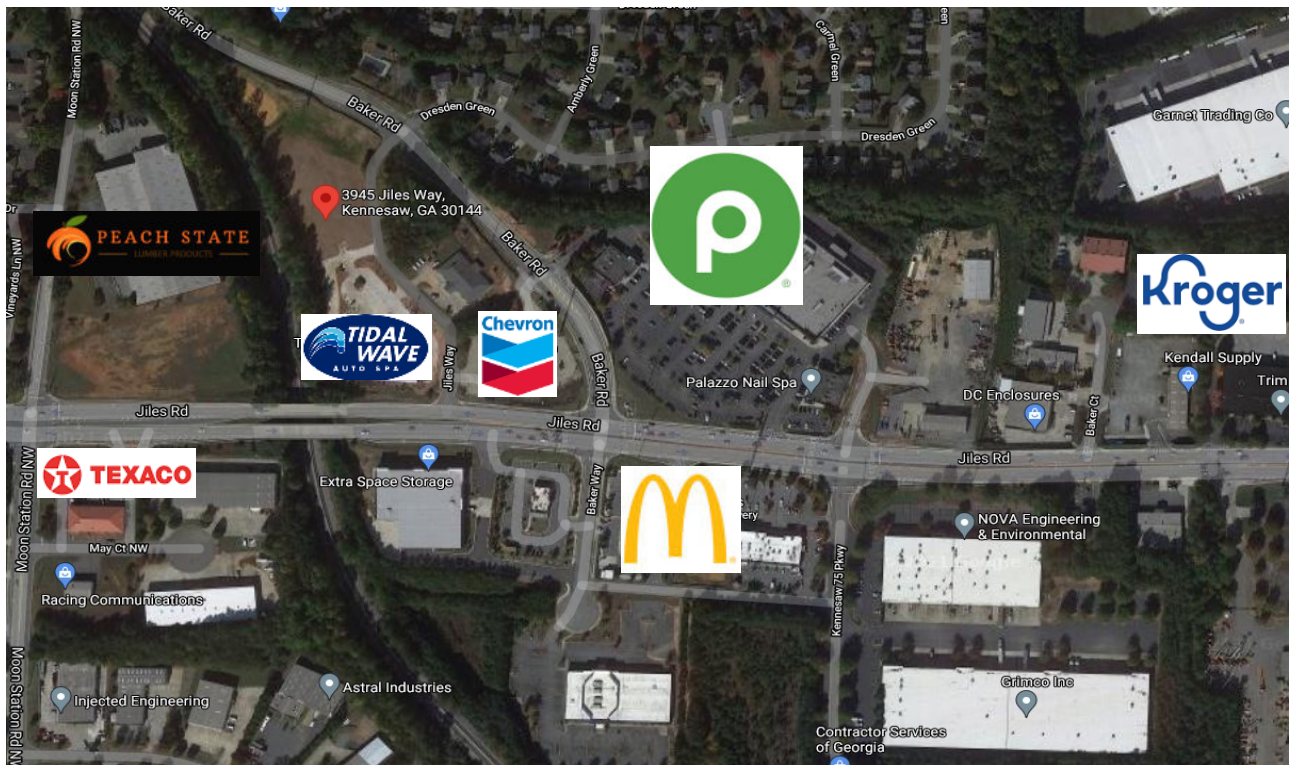
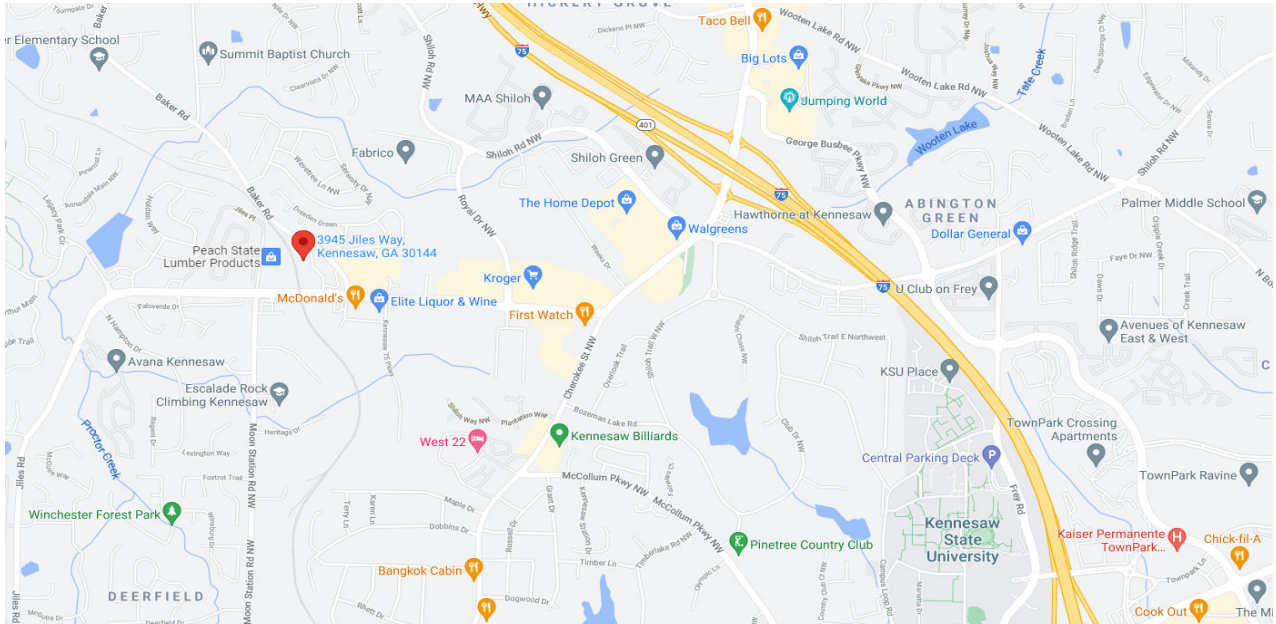
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## MAPS

3945 & 3965 Jiles Way  
Kennesaw, GA 30144





## 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



73%

White Collar



15%

Blue Collar



12%

Services

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 ▼

