

# +/- .45 Acre Commercial Site Cobb County



Level Site Zoned O/I



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## Commercial Site in Cobb County

**Lot 9 Cherokee Street  
Kennesaw, GA 30144**

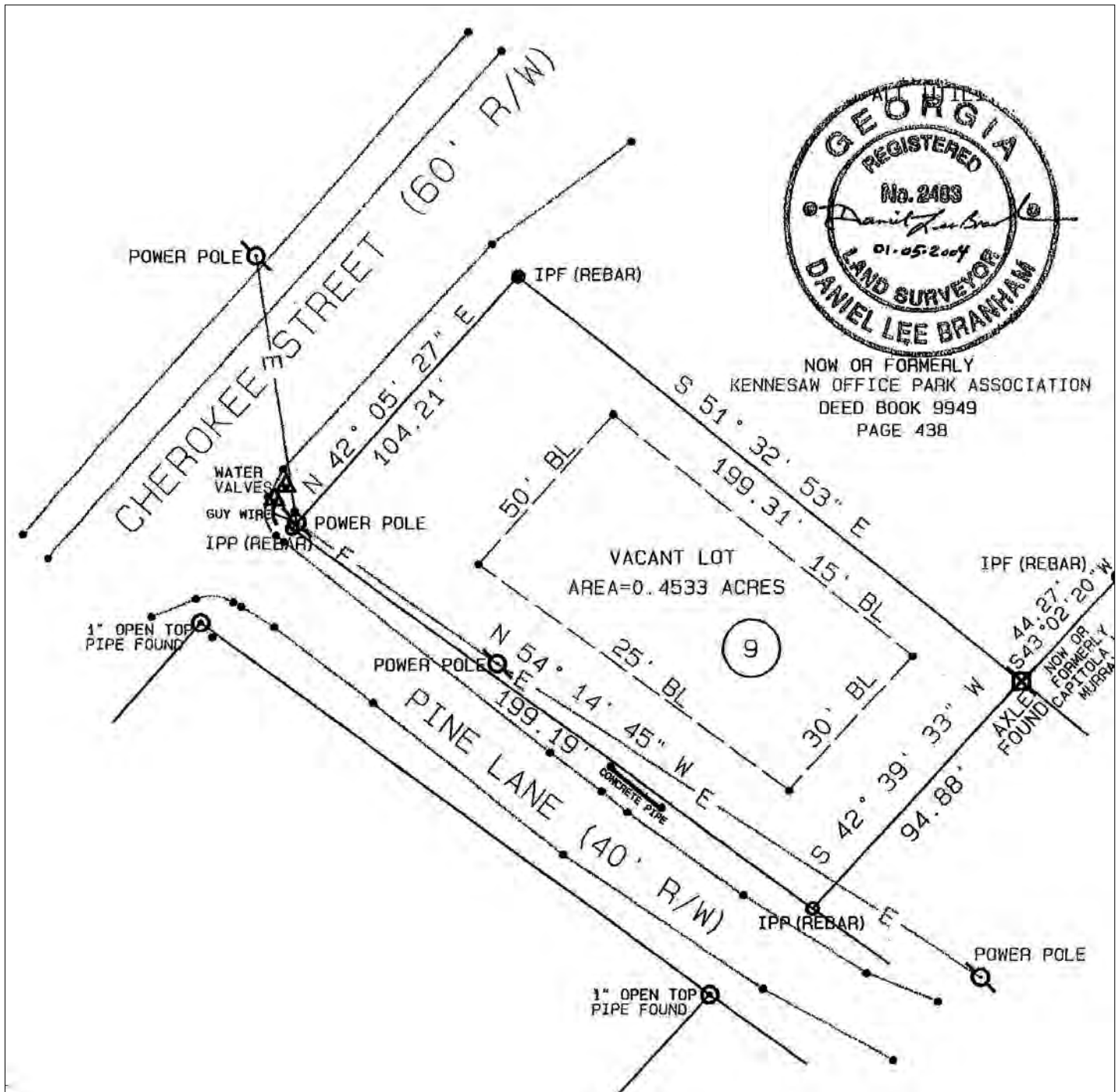
Corner commercial site in Kennesaw, Georgia with over 14,102 vehicles per day. This +/- .45 acre site is zoned O/I (Office Institutional) for a wide variety of uses.

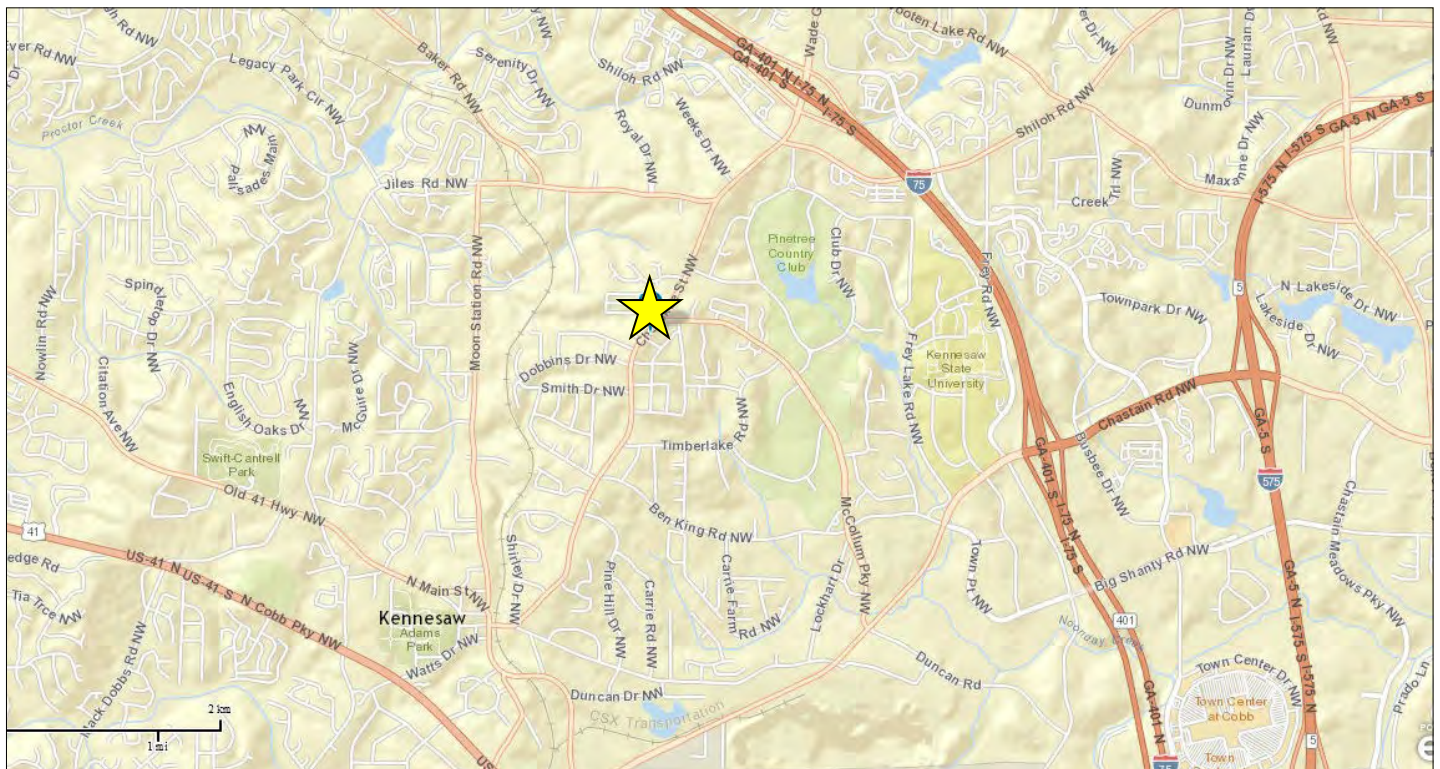
Situated directly across from new [West 22 Student Housing](#), this is an excellent opportunity to capitalize on the explosive growth and energy created by Kennesaw State University and the ever increasing demand for neighborhood services for the community.

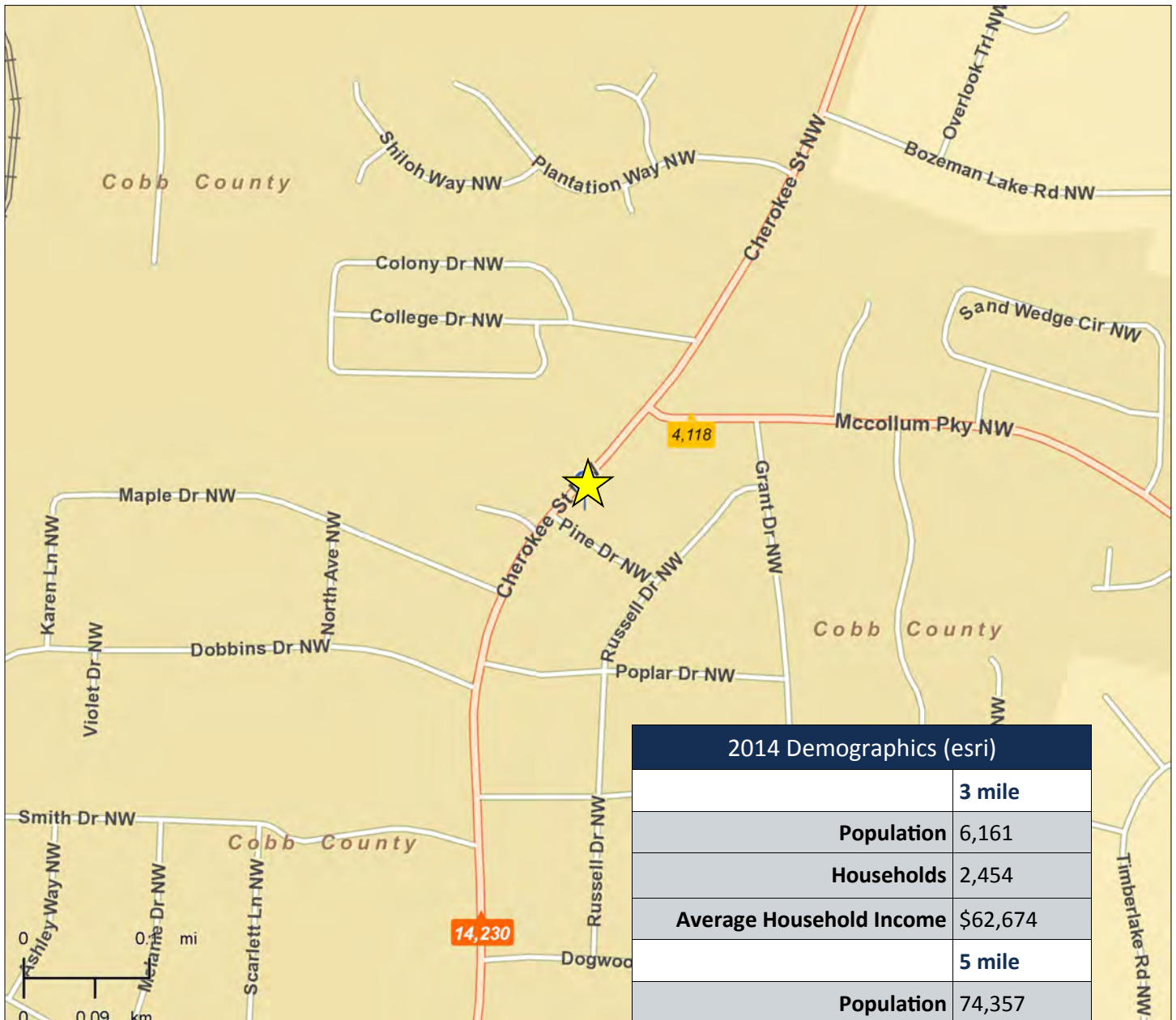
There are numerous office and retail buildings surrounding the property, creating a potentially consistent supply of customers and clientele in the area.

**Offered for SALE at \$85,000**









2014 Demographics (esri)	
	<b>3 mile</b>
<b>Population</b>	6,161
<b>Households</b>	2,454
<b>Average Household Income</b>	\$62,674
	<b>5 mile</b>
<b>Population</b>	74,357
<b>Households</b>	26,287
<b>Average Household Income</b>	\$77,398
	<b>10 mile</b>
<b>Population</b>	166,618
<b>Households</b>	60,643
<b>Average Household Income</b>	\$79,393

## Kennesaw Georgia



The history of Kennesaw dates back to the 1830s when the Georgia Legislature authorized the construction of a rail line through Cobb County. Known as the Western and Atlantic Railroad, 20 miles of track was in operation from Terminus (Atlanta) to Cartersville by 1846. Several small towns were founded along the railroad including Vinings, Smyrna, Acworth and Big Shanty.

During the 1980s, the economy grew as nearby construction of shopping malls and businesses put the City of Kennesaw into the Metropolitan Atlanta area. In 2000, the City's population was 21,675.

In the spring of 2001, the City opened its own history exhibits located in the historic railroad Depot, and in 2003, the Southern Museum of Civil War and Locomotive History, formerly the Kennesaw Civil War Museum, underwent a massive expansion. In addition to The General and a film about The Great Locomotive Chase, the Museum features two other permanent collections

### LOCAL ATTRACTIONS

- Southern Museum of Civil War and Locomotive History
- Kennesaw Mountain National Battlefield Park consists of around 18 miles of nature trails and historic Civil War battle sites
- The Kennesaw State University Museum of History and Holocaust Education
- The Kennesaw State University Bentley Rare Book Room and Archives
- Swift Cantrell park and Skate Park was constructed in 2007. It contains, among other facilities, a dog park, aquatic center, skate park, several miles of walking trails, and wireless internet





## SEAN WILLIAMS

Sean Williams is a commercial real estate broker experienced in several property types including retail, industrial, land and office properties. His specialty is providing value and expert brokerage for institutional investors and corporate users of office properties. Since 2004 Sean has sold and leased properties and land in the Atlanta MSA and Georgia.

Studying corporate trends and each user's specific needs both initially and for the long term, Sean ensures the user's ability to establish and maintain long term success. Utilizing the latest technology and digital resources, coupled with an attention to detail and unmatched work ethic sets Sean apart. As a native and life-time resident of Atlanta, Sean has nearly half a century of history and first-hand knowledge of real estate in Atlanta and the southeastern region.

Some of Sean's recent projects and clients include:

- 1-800-FLOWERS
- Cobb Pediatric Therapy Services
- Byram Healthcare
- EZ Pawn
- Allergy & Asthma of GA
- DSI Kennesaw
- Barrett Court
- IP Communications
- Precision Fabrics
- Weber Law
- Massé Grill & Bar
- 2 Men & a Truck
- QuikTrip Corporation
- Areté
- Woodpark Medical Office
- Northwinds Summit
- Milan Eye Center
- Dynamix Web Design
- Alpharetta Medical Group
- Davis & Church Engineering
- Peachtree Dunwoody Park
- Oakdale Business Park
- PT Solutions
- jobTopia

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](https://www.apple.com/itunes) and the show website [CREshow.com](http://CREshow.com).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.