



Shoppes at Ridenour

K e n n e s a w , G e o r g i a



I N V E S T I N G | M A N A G I N G | D E V E L O P I N G



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1610 Ridenour Blvd., Kennesaw, GA 30144

TRAFFIC 50,210 VPD
(Cobb Place Blvd NW, SW of site)

TRAFFIC 45,250 VPD
(Collins Road NW, NE of site)

TRAFFIC 36,690 VPD
(Stone Bridge Run NW, South of site)

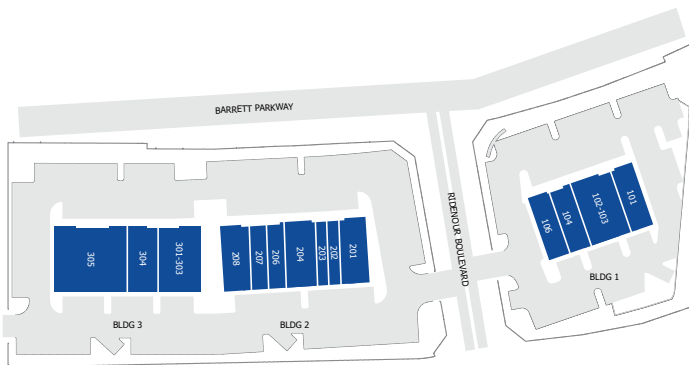
TRAFFIC 147,690 VPD
(I-75/Ernest W. Barrett Pkwy, NW of site)

Property Highlights

- Located at the entrance of the Ridenour residential community with 1,045 single family homes, apartments, townhomes and condos
- Excellent frontage and visibility from Barrett Parkway and is well positioned in close proximity to Cobb Parkway
- Shares cross access with Kennesaw Marketplace, the new Whole Foods, Academy Sports, and Hobby Lobby anchored development located directly across the street

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,299	48,343	163,983
Median HH Income	\$82,369	\$83,013	\$85,802



STE	TENANT	SF
BUILDING 1		
101	Dunkin Donuts	1,711
102-103	First Choice Dental	3,551
104	AVAILABLE	1,674
106	Dickey's Barbecue Pit	1,682
BUILDING 2		
201	Classic Vision Care	1,584
202	Cookie Cutters	1,365
203	AVAILABLE	1,136

204	PT Solutions	2,403
206	Pure Barre	1,425
207	QT Nails	1,200
208	Sushiology	2,329
BUILDING 3		
301-303	Keegan's Public House	3,054
304	Big Peach Running Co.	2,651
305	AVAILABLE	5,734
TOTALS		
Total SF		31,518 ±



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