

WADE GREEN VILLAGE

4430 Wade Green Road | Kennesaw, GA 30144

Owned & Operated by:



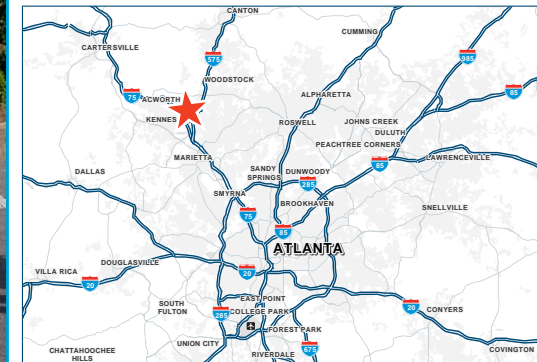
www.shopcore.com

SPACE AVAILABLE

1,300 SF

PROPERTY HIGHLIGHTS

- 74,978 SF Publix-anchored shopping center
- Excellent visibility and parking with four access entry points
- At the intersection of Wade Green Road (35,300 VPD) and Wooten Lake Road (10,236 VPD)
- Close proximity to I-75 at Exit 273 (less than 1 mile)
- Population of 196,817 within 5 miles with average household income of \$112,575
- Renovated Pylon Sign



COURTNEY BRUMBELOW

P: 770.913.3905

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

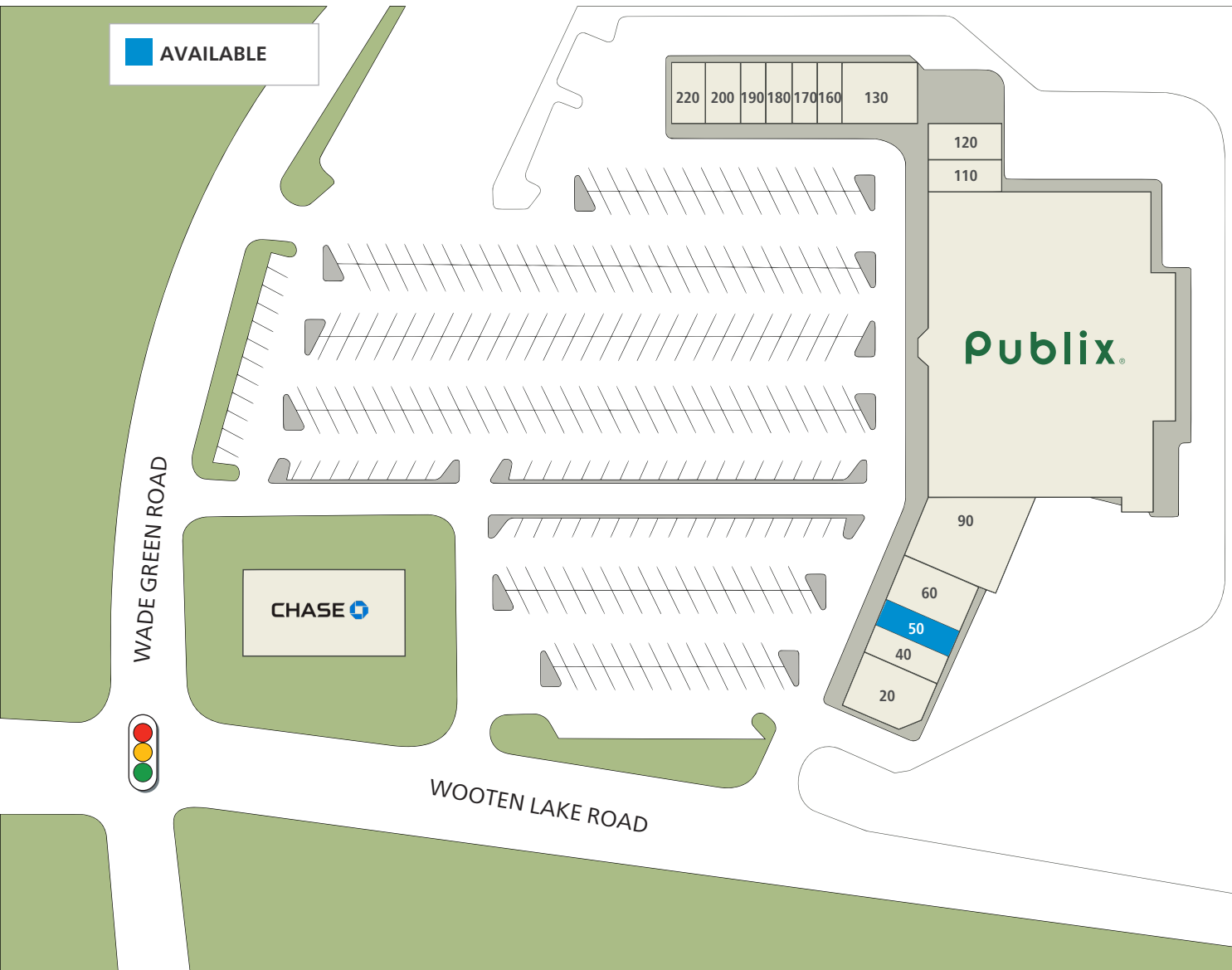
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STE	TENANT	SF
100	PUBLIX	47,814
110	GOODWILL	1,500
120	EMPLOY PARTNERS	1,800
130	LUSH NAILS	1,000
140	LUSH NAILS	2,000
160	HONG KONG ALTERATIONS	1,000
170	GREAT CLIPS	1,000
180	MAIL COPY OF AMERICA	1,000
190	HAPPY PANDA	1,000
200-220	SOLECITO LINDO MEXICAN BAR & GRILL	3,000
20-30	WADE GREEN BOTTLE SHOP	3,008
40	PAPA JOHN'S	1,560
50	AVAILABLE	1,300
60-70	PT SOLUTIONS PHYSICAL THERAPY	2,600
80-90	WICKED WINGS	5,396
OP	CHASE BANK	—



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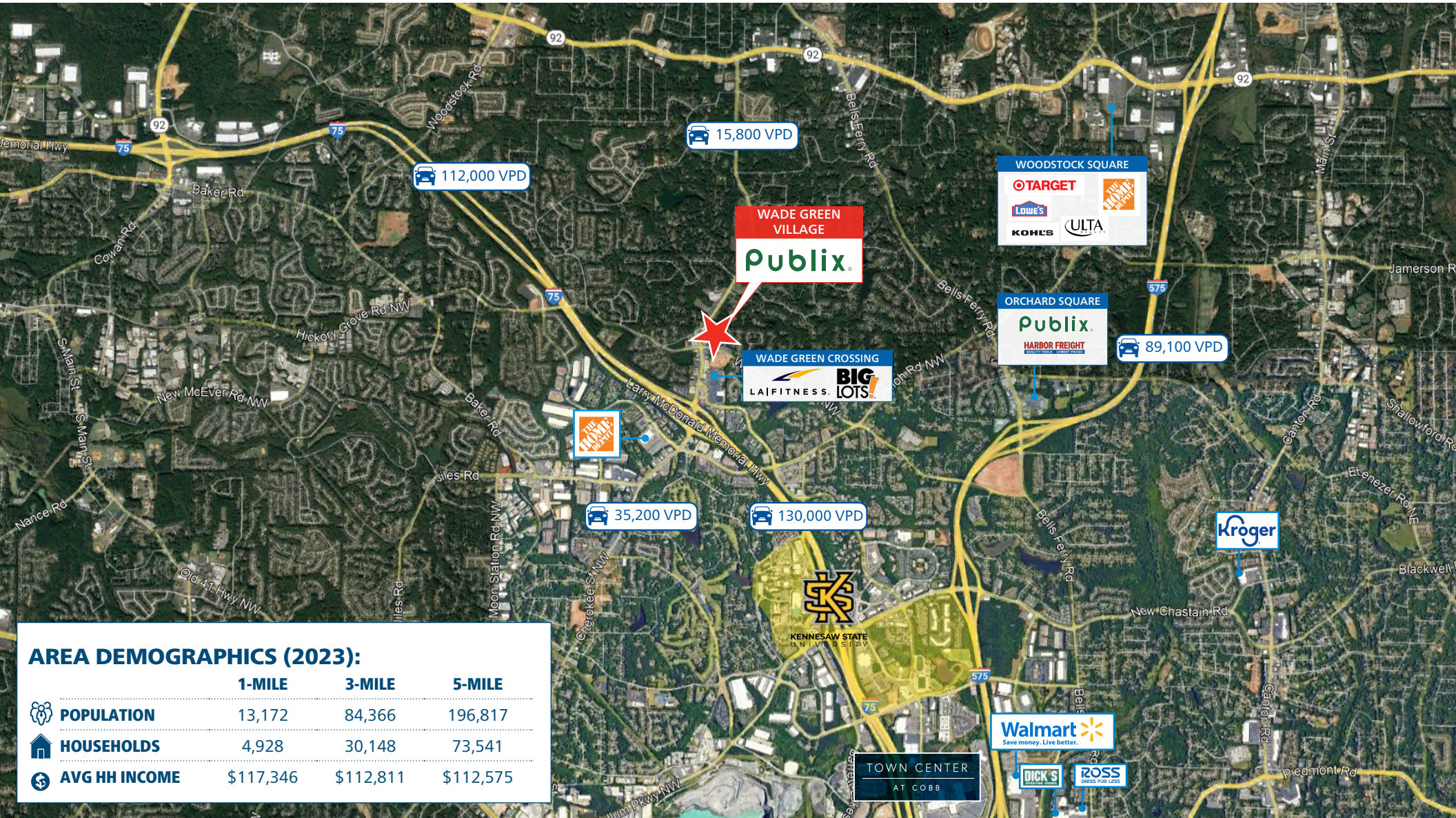
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AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	13,172	84,366	196,817
HOUSEHOLDS	4,928	30,148	73,541
AVG HH INCOME	\$117,346	\$112,811	\$112,575

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