## CHEROKEE COMMONS

6199 Highway 92, Acworth, GA 30102



5 Mile

174,290

63,198

\$101,449



Kingston	White (20) Sutallee	Canton (140)	Macedonia	Coal Mount  20 Dunn	ain	Westside	129	
C	artersville	Holly Springs		Cumming	Flo Br	owery	Pendergr	ras
Euharlee Stilesboro	Emerson Oak G	Voodstock		Big Creek	Buford	Bri	aselton	
Taylorsville jon	Acworth Kennesaw	575	Alpharett 9 19  Roswell	a Suwa Johns Creek (23)	anee 20			
kmart (278)		East	Cobb	Duluth	Lawrenceville	Auburn		7
Yorkville Dalla	S 278	larietta Smyrna	Sandy Springs	Norcross		n Bold Sprii	Bethlehem	
	Powder Springs		Brookhaven	Tucker	Snellville 78		0	(
etown Willow Creek	Lithia Springs	78	Decatur	Stone - Mountain		Between	Monroe	G
emple Villa Rica	Douglasville	785	Atlanta			Walnut Grove		
mple Villa Rica Win	ston S Anneewakee	6 East Po	15 23 70 mint	(278) Lithonia			Whitney	
	South Fulton			(155)	Conyers		Social Circle	
Fairplay		29		X	TO A	lmon Oxford	11) 278	F
To T			Morrow erdale			Covington	20	7

HIGHLIGHTS		DEMOGRAPHICS			
MSA	Atlanta		1 Mile	3 Mile	
COUNTY	Cobb	i <b>Ť</b> i	7,659	76,967	
GLA	103,835		2,798	27,427	
ACRES	12.31				
PARKING	401	\$	\$77,932	\$95,858	

## **PROPERTY FEATURES**

- · Cherokee Commons is a 103,835 SF neighborhood center located in Acworth, GA and anchored by a 66,918 SF Kroger -- the largest supermarket chain by market share in the state and U.S.
- · Situated at Highway 92 and Robin Road, the property's location offers excellent visibility to more than 44,000 vehicles that pass by daily, and the nearby intersection of Highway 92 and I-575 sees approximately 95,500 vehicles per day.
- · Cherokee Commons underwent a substantial renovation that was completed in 2020, which included lighting upgrades, updated landscaping, and the installation of a new left turn access point to the center.
- The center is located in a well-populated, affluent area approximately 32 miles from Atlanta
- There are nearly 77,000 people residing within a three-mile radius of the property, with an average household income of \$95,858.
- · Cherokee Commons is a longstanding landmark in the Atlanta suburb of Acworth, visited approximately 1.6 million times in 2020.

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SUITE	TENANT NAME	SF
100	Available	3,300
108	The UPS Store	1,508
112	Smoke Depo Vape & Tobacco	1,203
116/118	First Pro Nail	2,400
120	Curls by Xian	1,233
124/128	Maytag Laundromat	2,700
132	Alan N. Parnes, DDS	1,200
136	Express Hair Braiding	888
140	CosmoProf	2,000
144	Available	1,200
148/152	Available	3,600
156	Jackson Hewitt	1,230
160/164	Pet Supplies Plus	6,400
176	Kroger	66,918
184	MSF Barbershop	1,272
188A	Loya Insurance	1,533
192	Computers Plus	1,050
196	China House	1,400
200	Fat Shack	2,800

AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)



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