

# SPACE AVAILABLE

## Wade Green Village

Publix Grocery Anchored Center

4430 Wade Green Road | Kennesaw, GA | 30144

**BULL REALTY, INC.**

1,000—4,400 sq ft



- Established Publix anchored center located at a major Kennesaw intersection
- 76,478 sq ft center on Wade Green Road, just off Interstate 75
- Daily traffic count in excess of 39,000 vehicles per day
- Excellent customer traffic from Publix, Subway, Guston's Neighborhood Grill and The Bottle Shop
- Strong 171,401 population with 11% projected growth by 2013 within five-mile radius
- \$97,696 average HH income within five-mile radius
- Marquee signage possible
- Space available from 1,000 to 4,400 sq ft
- Attractive rental rates

Jim Adkins

Retail Services

404.876.1640 X 106

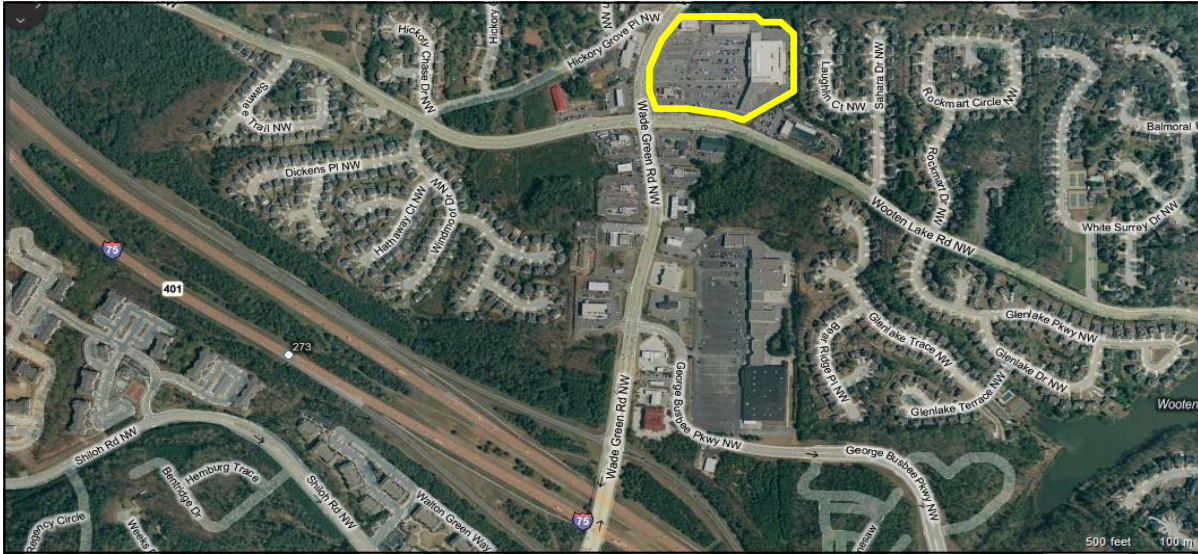
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**BULL REALTY.COM**

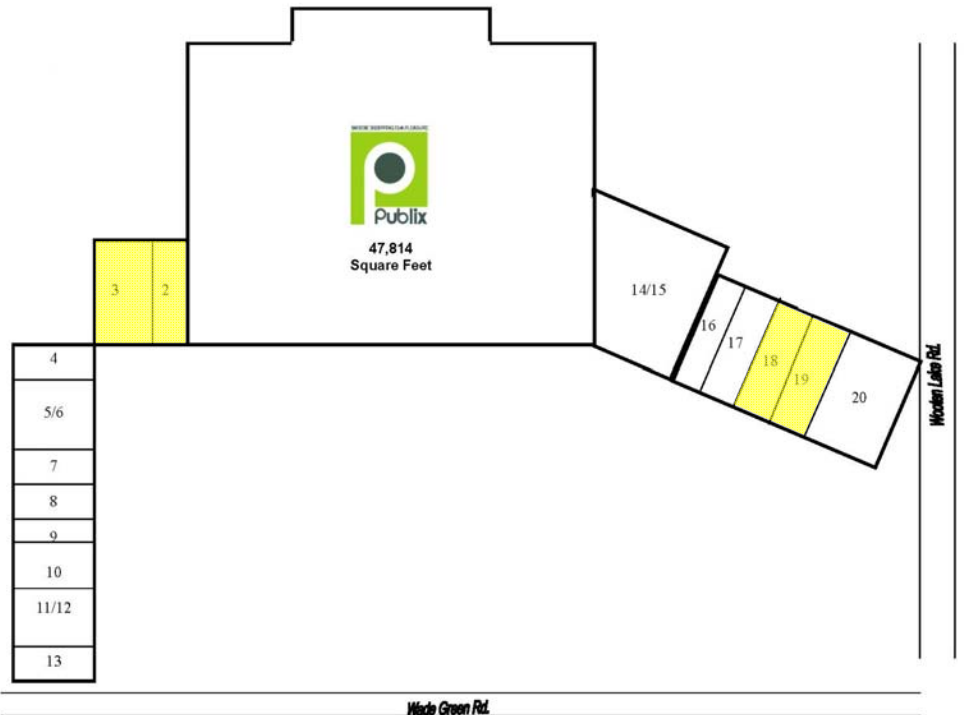
COMMERCIAL REAL ESTATE



Five-Year Population Increase Projection	11% Annually (2009—2014)
Average Household Income	\$97,696
Population	171,401
Daytime Work Population	67,302
Total Households	62,033
Total Businesses	7,106

**Demographic Profile (Within Five-Mile Radius)**

Suite	Sq Ft	Tenant
1	47,814	Publix
2	1,500	Available
3	1,800	Available
4	1,000	Nail Xpress
5 & 6	2,000	Professional Cleaners
7	1,000	Hong Kong Alterations
8	1,000	Great Clips
9	1,000	Mail Copy
10	1,000	Natural Way
11 & 12	2,000	Teriyaki Chicken
13	1,000	Subway
14 & 15	5,396	Guston's Restaurant
16	1,300	Albest Staffing Service
17	1,300	Tropic tan
18	1,300	Available
19	1,560	Available
20	3,007	The Bottle Shop



Directions from Downtown Atlanta: Take I-75 N (22.2 miles) to exit 273 (Wade Green Road) Turn right onto Wade Green (0.4 miles) and property is on your right.