



For Lease or Sale

Proposed Front Elevations

Contact us:

Dany Koe

Vice President | Principal
+1 404 729 4759
dany.koe@colliers.com

KB Yabuku

Vice President
+1 404 877 9202
kb.yabuku@colliers.com

1230 Peachtree St NE
Suite 800
Atlanta, GA 30309
Main: +1 404 888 9000
colliers.com

3224 Odeon Way Kennesaw, GA 30152

Features:

- Sale Price: \$650,000
- Ground Lease Opportunity
- Owner has permit-ready construction drawings for 15,000 SF available
- Strong demographics
- Zoned C-2 (Community Retail Commercial): Drive-thru permitted ([Link to Municode](#))

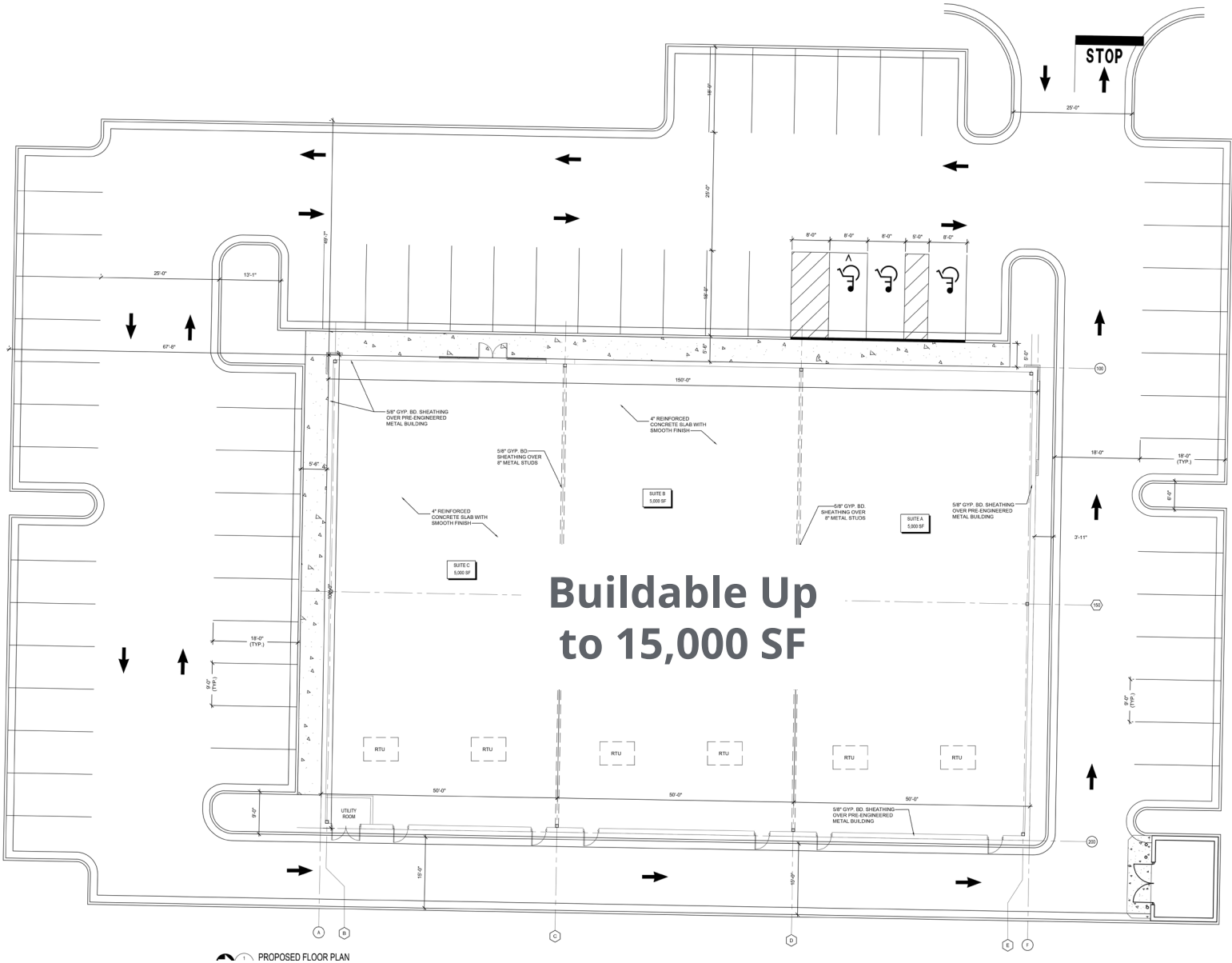
Site Plan



1 PROPOSED SITEPLAN
SCALE: 1/16"=1'-0"

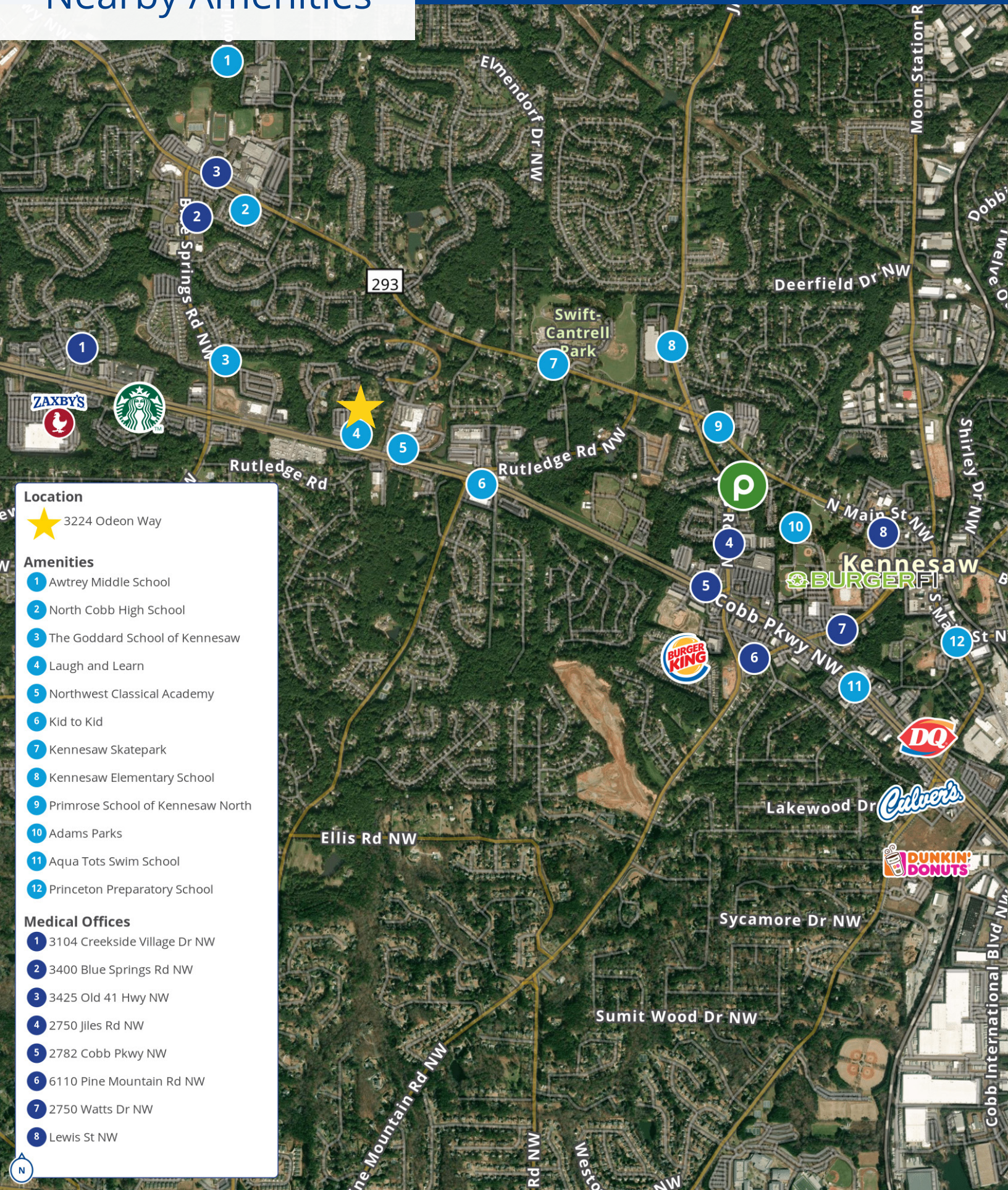
For presentation purposes

Proposed Layout



For presentation purposes

Nearby Amenities



Location

★ 3224 Odeon Way

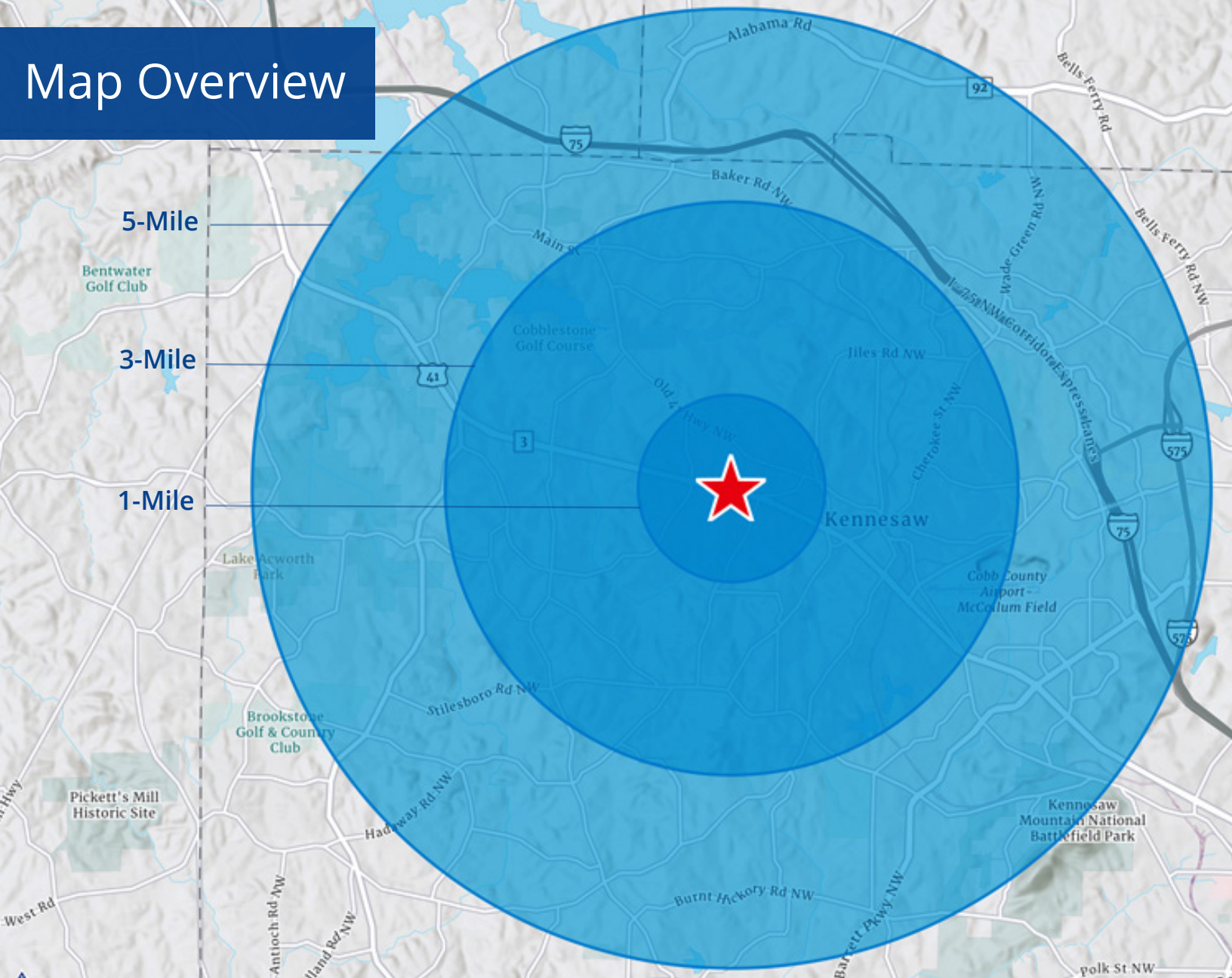
Amenities

- 1 Awtrey Middle School
- 2 North Cobb High School
- 3 The Goddard School of Kennesaw
- 4 Laugh and Learn
- 5 Northwest Classical Academy
- 6 Kid to Kid
- 7 Kennesaw Skatepark
- 8 Kennesaw Elementary School
- 9 Primrose School of Kennesaw North
- 10 Adams Parks
- 11 Aqua Tots Swim School
- 12 Princeton Preparatory School

Medical Offices

- 1 3104 Creekside Village Dr NW
- 2 3400 Blue Springs Rd NW
- 3 3425 Old 41 Hwy NW
- 4 2750 Jiles Rd NW
- 5 2782 Cobb Pkwy NW
- 6 6110 Pine Mountain Rd NW
- 7 2750 Watts Dr NW
- 8 Lewis St NW

Map Overview



Demographics

Radius from Location	1-Mile	3-Miles	5-Miles
2025 Population	9,870	70,148	162,032
2025 Median Age	37.4	37.6	36.8
2025 Avg. HH Size	2.77	2.71	2.67
2025 Median HH Income	\$104,770	\$103,553	\$1106,132
2025 Avg. HH Income	\$129,012	\$131,091	\$136,025
2025 Per Capita Income	\$46,869	\$46,925	\$49,791
2025 Avg. Medical Care Per HH	\$2,975	\$3,053	\$3,134
2025 Annual Healthcare Expenditure	\$2,975	\$5,570	\$5,699

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