



Colliers

# Bells Ferry Village

4241 Bells Ferry Road

Kennesaw, GA

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## Property Details

- 9,000 SF neighborhood shopping center
- Excellent visibility on Bells Ferry Road across from Publix-anchored Orchard Square
- Located minutes from I-75 in growing Kennesaw submarket

### DEMOGRAPHICS

|                  | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 9,292     | 65,621    | 202,638   |
| TOTAL HOUSEHOLDS | 3,195     | 23,993    | 76,136    |
| AVG. HH INCOME   | \$130,131 | \$104,494 | \$110,660 |
| EMPLOYEES        | 5,355     | 34,933    | 110,502   |

### TRAFFIC COUNTS



**38,100 VPD**  
BELLS FERRY RD

**95,800 VPD**  
I-75

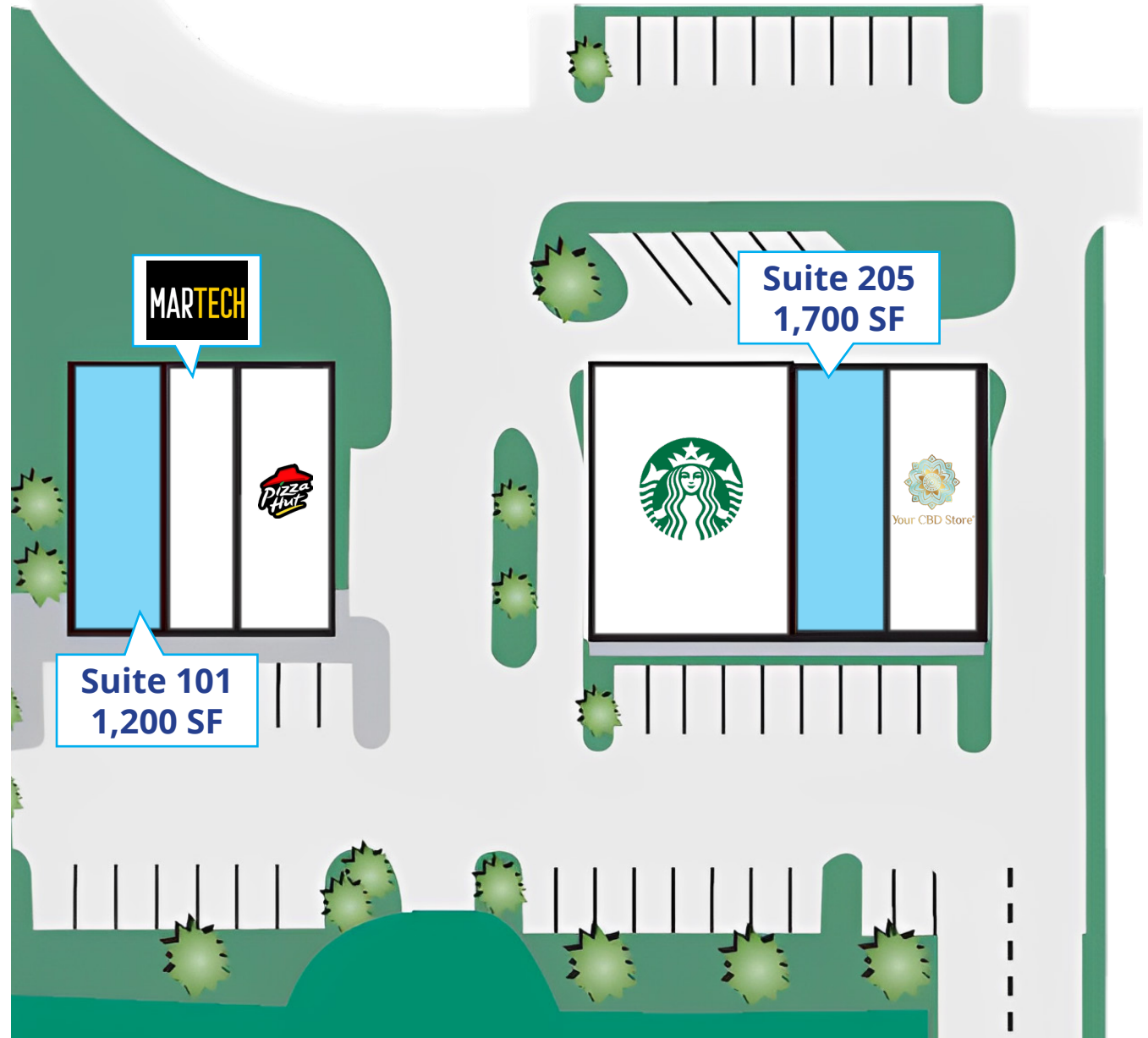


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## Site Plan

| Suite | Tenant         | Size  |
|-------|----------------|-------|
| 101   | AVAILABLE      | 1,200 |
| 105   | MarTech        | 900   |
| 109   | Pizza Hut      | 1,500 |
| 201   | Starbucks      | 2,200 |
| 205   | AVAILABLE      | 1,700 |
| 209   | Your CBD Store | 1,500 |



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## Trade Area

