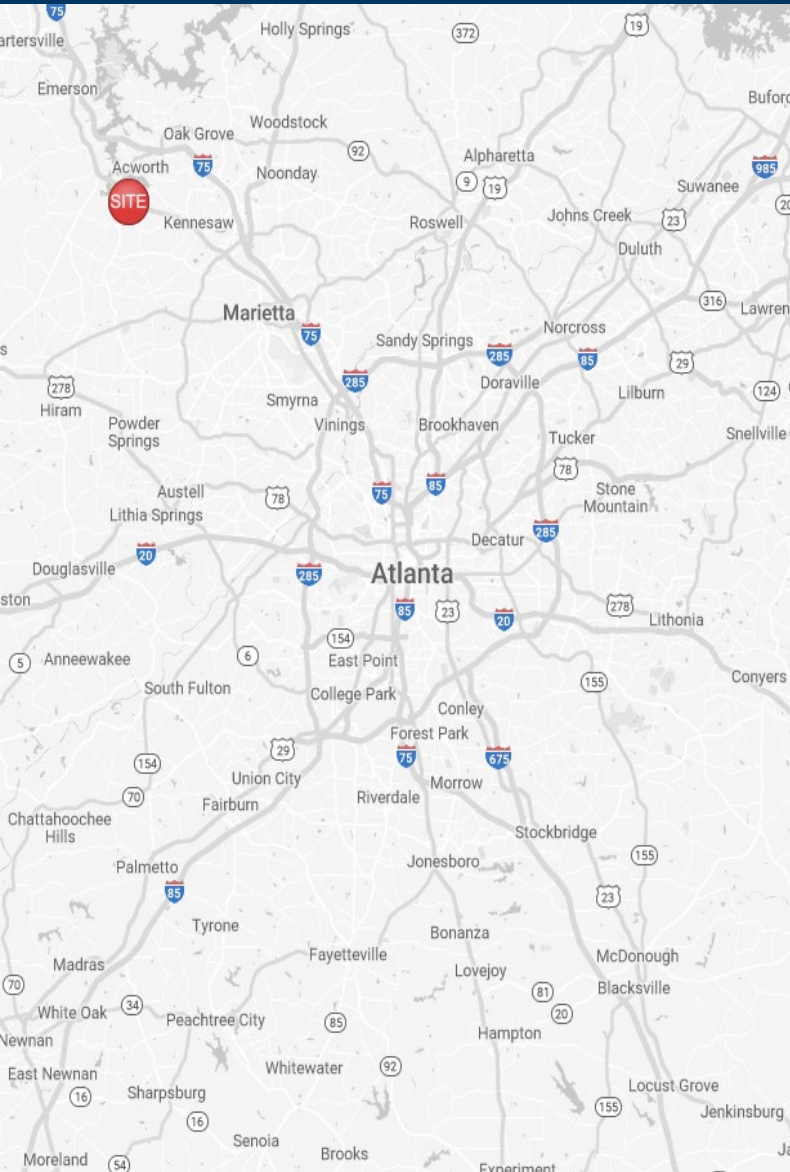


Shoppes of Acworth

3450-3466 Cobb Parkway NW
Acworth, GA 30101

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

- This center is located on the going home side of one of the busiest intersections in Acworth.
- Offers excellent visibility and is centrally located in the heart of the Acworth retail corridor.
- Over 38,438 VPD
- 100% Leased

Site Access: The center has multiple curb cuts along Highway 41 and access to the light at Mars Hill and Highway 41.

Shoppes of Acworth

TENANTS

100	Bar-B-Cutie	2,800
120	This That & The Other	1,436
130	Great American Cookie	1,460
160	Wasabi	4,356
170	Acworth Center for Family Dentistry	3,180
2-100	Capo's Italian Pizza	3,271
2-110	Massage	1,495
2-120	Five Guys	2,990
2-140	Jimmy John's	1,495
2-150	Findley's Butcher	1,495
2-160	Braces Braces	1,495
2-170	Foot Solutions	1,495
2-180	Country Nail Spa	1,495
2-190	Stretch Zone	1,495
2-200	Supercuts	1,495
2-210	Benchmark Physical Therapy	2,900
2-220	Clean Eatz	1,829
2-230	Your CBD Store	1,023
2-240	Timeless Beauty Supply	1,426
2-250	Club Pilates	1,820
GLA		40,443
Availability:		100% Leased



SHOPPES OF ACWORTH

Site Plan



AREA DEMOGRAPHICS



2022
Population

1 MILE	3,559
3 MILE	42,786
5 MILE	127,314



2022 Daytime
Population

1 MILE	2,975
3 MILE	14,020
5 MILE	37,335



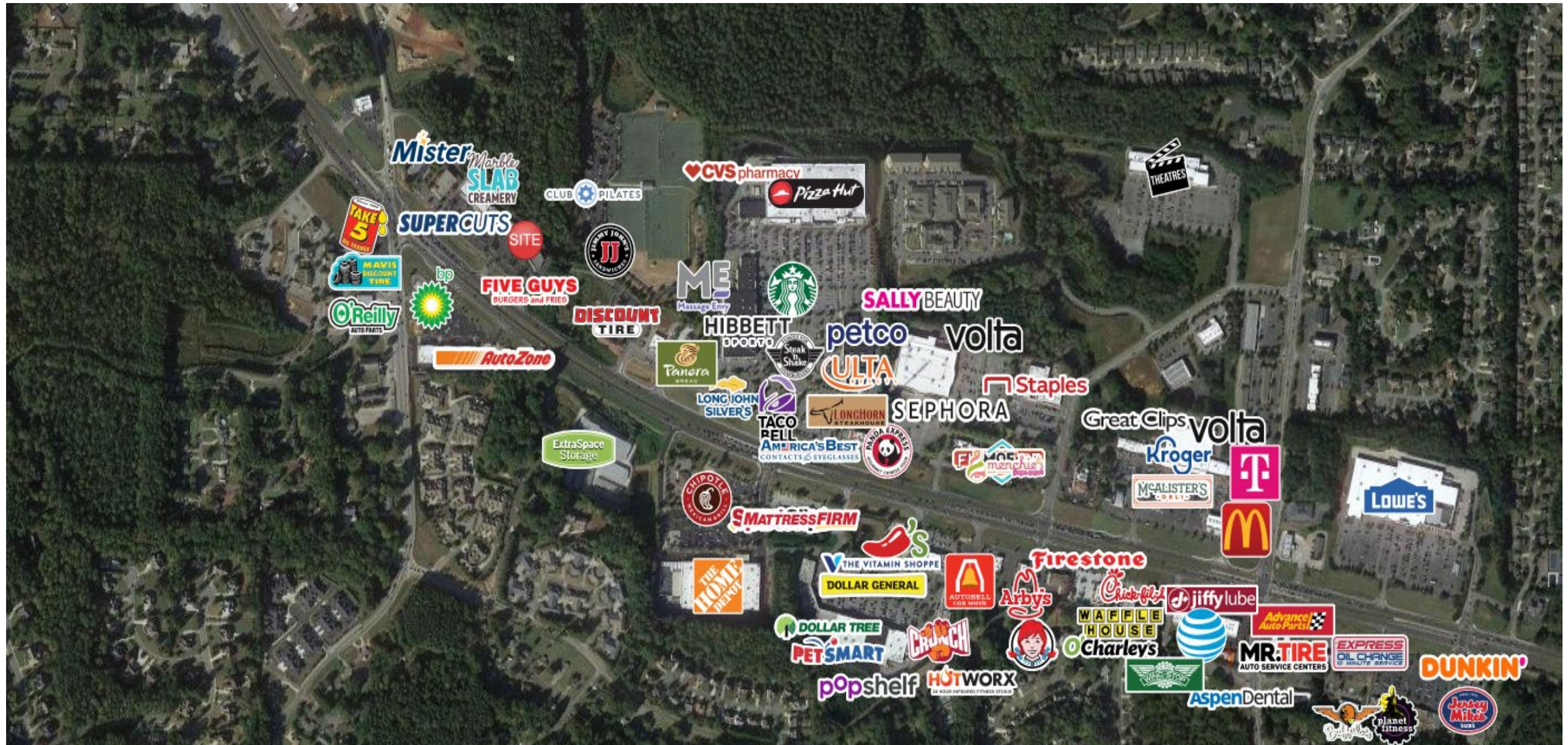
Household 2022

1 MILE	1,244
3 MILE	15,130
5 MILE	44,234



Household
Income

1 MILE	\$146,039
3 MILE	\$104,175
5 MILE	\$114,696



SHOPPES OF ACWORTH

Trade Area Overview

RIVERWOOD
PROPERTIES, LLC