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# THE SHOPS AT SHILOH CROSSING

3940 CHEROKEE ST | KENNESAW, GA 30144










## Tenant Roster

- The Good Dog Shoppe – Pet Nutrition • Goods • Grooming • Dog Wash
- Mazzy's Sports Bar & Grill Marietta
- Johnny's New York Style Pizza
- Blowout Bar
- Bone'ita Pet Spa
- Goldenone Nail Lounge
- FYZICAL Therapy & Balance Centers
- Discover Integrated Health – Medical • Chiropractic • Rehabilitation
- Bonfire Brazil Steakhouse
- Mediterranean Bistro
- Giggle Town

## HIGHLIGHTS

### Exceptional location in the heart of Kennesaw, GA along Atlanta's highly affluent and ever growing northern arc

Just off I-75, across from Home Depot and national retailers, with quick access to Kennesaw State University - one of the largest universities in the state (51,375 students)

### Recent renovations featuring modern high quality design with a new TPO roof

Giving Shiloh Crossing a unique, attractive retail identity while ideally positioning the asset for an incoming buyer

### Diversely tenanted and fundamentally sound un-anchored retail center

96.5% leased to an advantageous mix of thirteen essential service based tenants

### Dense, affluent and high growth trade area demographics

Featuring a population of 195,350 residents in a five-mile ring with household incomes of $112,737 and over 1,100 new apartments constructed within one mile since 2022

### Excellent ongoing go-to-market strip center intrinsics

In-place rents remain below recently executed lease rates, creating an opportunity for continued rent growth as leases roll

### Extremely high traffic position at a signalized intersection with 38,000 VPD

Between I-75 and Jiles Rd. - strategic traffic corridors which connect a plethora of NW Atlanta neighborhoods to the greater Atlanta CBD

| 40,767± SF | 96.57% | 5.22± SF | $711,709 | Market to Determine |
|---|---|---|---|---|
| Offering GLA | Occupancy | Land Area | NOI | Price |

MULTI-TENANT INVESTMENT OPPORTUNITY




Market Aerial

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**Jeff Enck**
Senior Vice President
(404) 849-1631
jeff.enck@matthews.com
License No. 210921 (GA)

**Kyle Stonis, CCIM**
Senior Vice President
(770) 329-5065
kyle.stonis@matthews.com
License No. 265771 (GA)

**Pierce Mayson**
Senior Vice President
(770) 241-2232
pierce.mayson@matthews.com
License No. 306418 (GA)

**Broker of Record**
Maxx Baumann
License No. 451849 | Firm No. 80041 (GA)




Property Aerial