

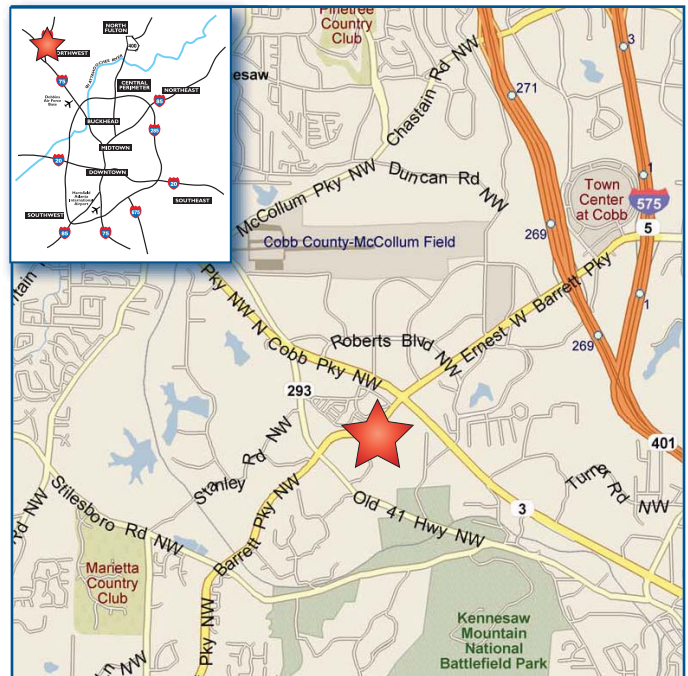
Shoppes at Ridenour

1610 - 1625 Ridenour Boulevard @ Barrett Pkwy, Kennesaw, GA



COBB COUNTY

- » New retail development located in existing mixed-use community with 1,045 single-family homes, apartments, townhomes, and condos
- » Site will benefit from strong regional location in the Town Center Mall trade area without the traffic congestion
- » Frontage along Barrett Parkway and easy access via traffic signal
- » Located near Southern Polytechnic University and Kennesaw State University, which boasts over 17,800 students
- » Traffic Counts (GA DOT '07):
 - 47,360 VPD on Barrett Parkway
 - 32,260 VPD on Highway 41 just south of Barrett Parkway
 - 27,700 VPD on Highway 41 just north of Barrett Parkway



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SALES & LEASING: RETAIL • OFFICE • MULTI-FAMILY • INDUSTRIAL • LAND | INVESTMENT SALES
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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2008 Population	5,237	48,995	158,840
2008 Households	1,989	18,455	56,664
2008 Average HH Income	\$82,024	\$74,430	\$72,933

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