

SHILOH SQUARE SHOPPING CENTER

KENNESAW, GA



SIZE

136,920 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,390	82,023	189,775
Households		
4,014	29,385	70,479
Median HH Income (\$)		
71,561	87,734	86,833

MAJOR TENANT(S)

Kroger



LOCATION

3895 Cherokee Street | Kennesaw, GA 30144

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the leading grocer in Georgia
- Closest center to Kennesaw State (38,000 students not represented in demographics)
- Located less than a half mile from I-75
- Daytime population includes over 2,600 business with greater than 50,700 employees within five miles
- Located in a growing suburb northwest of Atlanta with more than 82,000 residents in the three-mile trade area with an average household income over \$104,500

LEASING CONTACT

Rich Dawson
Mobile (404) 433-9899
rdawson@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

SHILOH SQUARE SHOPPING CENTER

3895 Cherokee Street | Kennesaw, GA 30144

SPACE TENANT		SQ. FT.	0290 Hamada Japanese Restaurant	2,800 SF	0390 Shiloh Liquors	3,832 SF	0616 Win Condition Cards	7,500 SF
0100	You Fit Health Clubs	14,400 SF	0310 Prince Palace Indian Restaurant	3,600 SF	0400 Iora Primary Care	6,408 SF	0620 Barbershop	1,000 SF
0220	Signature Nails	1,200 SF	0330 Vape City	1,200 SF	0410 AVAILABLE	2,100 SF	0621 Kajun Seafood	1,000 SF
0230A	Dragonfly	1,225 SF	0340 Philly Connection	1,200 SF	0420 Sips Tea Bar	1,400 SF	0622 Juice Champs	1,000 SF
0230B	The Karaoke Spot	3,075 SF	0350 My CBD Organics	1,200 SF	0430 The Tutoring Center	1,400 SF	0623 UU Massage	1,500 SF
0250	Mandarin Cafe	2,800 SF	0360 American Deli	1,680 SF	0440 Luxx Nails and Lounge	2,800 SF	0624 Jersey Mike's	1,550 SF
0270	Universal Beauty Salon and Spa	1,400 SF	0370 Hair Supply	4,142 SF	0500 Kroger	54,498 SF	0625 Metro by T-Mobile	1,450 SF
			0380 CATO	4,160 SF	0510 Kroger Fuel	4,000 SF	TOTAL SQ. FT.	136,920
0280	COMING AVAILABLE	1,400 SF						

SITE LEGEND

-  Available
-  Occupied
-  Leased (not occupied)
-  Owned by Others
-  Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



PHILLIPS EDISON & COMPANY®

SHILOH SQUARE SHOPPING CENTER

3895 Cherokee Street | Kennesaw, GA 30144



SHILOH SQUARE SHOPPING CENTER

3895 Cherokee Street | Kennesaw, GA 30144



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.048785

Longitude: -84.603338

Shiloh Square Shopping Center Kennesaw, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,390	82,023	189,775
	2028 Projected Population	10,961	87,514	202,645
	2010 Census Population	10,107	71,299	163,744
	2000 Census Population	8,054	56,380	127,813
	1990 Census Population	4,387	28,656	73,423
	Historical Annual Growth 1990 to 2000	6.26%	7.00%	5.70%
	Historical Annual Growth 2000 to 2010	2.30%	2.38%	2.51%
	Estimated Annual Growth 2010 to 2023	0.20%	1.02%	1.08%
	Projected Annual Growth 2023 to 2028	1.08%	1.30%	1.32%
	Median Age	33.1	34.5	36.8
Households	Q4 2023 Estimated Households	4,014	29,385	70,479
	2028 Projected Households	4,234	31,382	75,295
	2010 Census Households	3,777	25,516	59,507
	2000 Census Households	3,043	20,683	46,282
	1990 Census Households	1,620	10,038	25,844
	Historical Annual Growth 1990 to 2000	6.51%	7.50%	6.00%
	Historical Annual Growth 2000 to 2010	2.18%	2.12%	2.55%
	Estimated Annual Growth 2010 to 2023	0.45%	1.03%	1.24%
	Projected Annual Growth 2023 to 2028	1.07%	1.32%	1.33%
	Population per Household	2.59	2.68	2.64
Population by Race	White	52.6%	53.9%	56.2%
	Black or African American	25.3%	22.4%	20.3%
	Asian & Pacific Islander	6.3%	5.0%	5.1%
	Other Races	6.0%	5.7%	5.2%
	Hispanic Population	9.8%	13.0%	13.2%
Income	Average Household Income	\$92,774	\$104,599	\$105,493
	Median Household Income	\$71,561	\$87,734	\$86,833
	Per Capita Income	\$35,853	\$38,577	\$39,778
Education (Age 25+)	Elementary	2.7%	3.3%	2.9%
	Some High School	4.0%	3.3%	3.5%
	High School Graduate	23.4%	20.5%	21.5%
	Some College	19.8%	20.9%	21.6%
	Associates Degree Only	10.8%	9.0%	8.2%
	Bachelors Degree Only	27.6%	28.3%	28.3%
	Graduate Degree	11.8%	14.6%	14.1%
Business	Number of Businesses	323	2,436	5,480
	Total Number of Employees	4,194	31,670	62,038
	Employees per Business	12.97	13.00	11.32
	Residential Population per Business	32.12	33.67	34.63

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.