

# FOR LEASE

Retail Center > Cobb  
County

**SHOPPES AT RIDENOUR** is a 31,499± SF retail center located at the entrance of the Ridenour residential community with 1,045 single family homes, apartments, townhomes and condos. The development has excellent frontage and visibility from Barrett Parkway and is well positioned in close proximity to Cobb Parkway. It will also share cross access with Kennesaw Marketplace, the new Whole Foods, Academy and Hobby Lobby anchored development located directly across the street from the subject property.

# Shoppes at Ridenour



1610-1625 RIDENOUR BOULEVARD, KENNESAW, GA 30144



## AVAILABLE SPACE

1,365 SF  
(Available March  
2017)

## TRAFFIC COUNTS



50,200 VPD east of Highway  
41 on Barrett Parkway



45,300 VPD west of Old  
Highway 41 on Barrett Parkway



34,400 VPD northwest of  
Barrett Parkway on N Cobb Parkway



35,200 VPD southeast of  
Barrett Parkway on N Cobb Parkway



## DEMOGRAPHICS (2015)

	1-Mile	3-Mile	5-Mile
Total Population	5,554	38,273	120,219
Total Households	1,861	13,431	45,310
Average Household Income	\$178,656	\$141,415	\$120,773
# of Employees	1,570	23,154	86,312
# of Businesses	309	2,704	8,414



**COLLIERS INTERNATIONAL**  
Promenade, Suite 800  
1230 Peachtree Street NE  
Atlanta, GA 30309  
[www.colliers.com/atlanta](http://www.colliers.com/atlanta)

**COLEMAN MORRIS**  
+1 404 574 1013  
[coleman.morris@colliers.com](mailto:coleman.morris@colliers.com)

OWNED AND MANAGED BY  
**FAIRWAY**  
[FairwayInvestments.com](http://FairwayInvestments.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2015. All rights reserved.





# Site Plan

BARRETT PARKWAY

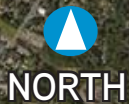
RIDENOUR BOULEVARD

BLDG - 3

BLDG - 2

BLDG - 1

## Aerial



NORTH

- 1 BARRETT CROSSING  

- 2 KENNESAW MARKETPLACE  
  
- 3 BARRETT CROSSING  
Floor & Decor
- 4 BARRETT MARKET CENTER  
 
- 5 TOWN CENTER COMMONS  
 
- 6 COBB PLACE  
 
- 7 BARRETT PAVILION  
  
- 8 BARRETT PLACE  
   
- 9 MAIN STREET CENTER  
 
- 10 TOWN CENTER PLAZA  
 
- 11 TOWN CENTER AT COBB  
   
- 12 HOME CENTER VILLAGE  
 

OWNED AND MANAGED BY



**FAIRWAY**

FairwayInvestments.com



**COLEMAN MORRIS**

+1 404 574 1013

coleman.morris@colliers.com