



PANERA  
BREAD

# 732 Cherokee Street NE — Marietta.

*A 4,693 SF second-generation restaurant space at  
Wellstar Kennestone Regional Medical Center.*

732 Cherokee Street NE • Marietta, GA 30060

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# A Restaurant Space at Wellstar Kennestone.

*4,693 SF second-generation restaurant — divisible to 3,200 SF or 1,500 SF end cap.*

Premier Commercial Group is pleased to present a rare second-generation restaurant leasing opportunity at 732 Cherokee Street NE — a three-tenant retail center directly adjacent to Wellstar Kennestone Regional Medical Center. The 4,693 SF space is fully built out as a second-generation restaurant — kitchen, seating, patio, and drive-thru infrastructure in place — and is offered at \$60/SF/yr NNN, with the landlord providing a \$40/SF tenant allowance toward build-out — a meaningful contribution that materially reduces the incoming operator's capital outlay. Anchored adjacent to one of the region's largest hospital systems, the center benefits from captive daily traffic from patients, staff, and visitors, and sits at a hard corner served by ~60,600 VPD.

## AT A GLANCE

|                  |                             |
|------------------|-----------------------------|
| Available Space  | 4,693 SF                    |
| Lease Rate       | \$60/SF/yr NNN              |
| Tenant Allowance | \$40/SF                     |
| Lease Type       | NNN                         |
| Condition        | 2nd-Gen Restaurant          |
| Delivery         | Turnkey — kitchen in place  |
| Prior Use        | Nat'l Fast-Casual           |
| Co-Tenants       | Tropical Smoothie • Phyllis |
| Anchor           | Wellstar Kennestone         |
| Traffic          | ~60,600 VPD                 |

**4,693** <sup>SF</sup>

2ND-GEN RESTAURANT

**\$60** /SF NNN

LEASE RATE

**\$40** /SF TIA

TENANT ALLOWANCE

## THE OPPORTUNITY

*A turnkey 4,693 SF second-generation restaurant at Wellstar Kennestone — immediate delivery with meaningful build-out savings for the next operator.*



# Why 732 Cherokee.

*Six reasons this 2nd-gen restaurant opportunity stands apart.*

## 01 Turnkey 2nd-Gen Restaurant

4,693 SF built out as a fast-casual restaurant — kitchen, seating, patio, and support infrastructure in place. Meaningful build-out savings for the next operator.

## 02 \$40/SF Tenant Allowance

Landlord contributing \$40/SF toward build-out — meaningful capital toward finishes, equipment, or reconcepting the space for the incoming operator.

## 03 Adjacent to Wellstar Kennestone

Directly adjacent to Wellstar Kennestone Regional Medical Center — one of the region's largest hospitals — with a captive daily flow of patients, staff, and visitors.

## 04 Proven Co-Tenancy

Sits alongside Tropical Smoothie Cafe and Phyllis Brunch Restaurant — an established co-tenant mix already driving daily traffic to the center.

## 05 60,600 VPD Corridor

At the intersection of Cherokee St NE, Church St, and Tower Rd — 60,600+ vehicles per day past the front door.

## 06 Affluent Cobb County Trade Area

Marietta is one of Atlanta's most prominent suburbs — 5-mile average HHI of \$126,672 and 181,761 residents.

### THE OPPORTUNITY

*A rare 2nd-generation restaurant delivery at Wellstar Kennestone — turnkey kitchen, patio, and proven daily traffic already in place.*



MARIETTA, GA 30060

20 miles NW of Atlanta — Wellstar Kennestone medical corridor.

# On Cherokee Street NE — Marietta's Medical Spine.

**01**  
Wellstar Kennestone Anchor

Adjacent to one of Georgia's largest hospital systems — 633-bed Wellstar Kennestone Regional Medical Center — with a captive daily flow of patients, staff, and visitors.

**02**  
Cobb County Affluence

Marietta is one of Atlanta's most prominent NW suburbs — 5-mile average household income of \$126,672, well above the metro average.

**03**  
20 Miles NW of Atlanta

Direct access to the Atlanta MSA with a well-established residential rooftop base and strong daily commuter traffic.

DEMOGRAPHICS

Dense, affluent, and Atlanta-adjacent.

181,761 PEOPLE

POPULATION IN 5 MILES

\$126,672 AHI

AVG HH INCOME IN 5 MILES

60,600 VPD

CHEROKEE ST NE TRAFFIC

|                   | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Population  | 65,954    | 181,761   | 767,230   |
| Total Households  | 27,110    | 71,349    | 302,759   |
| Average HH Income | \$121,646 | \$126,672 | \$149,900 |

Source: 2025 Estimates — U.S. Census / AlphaMap

# In Good Company.

The medical, retail, and dining mix surrounding 732 Cherokee St NE.

## ON-SITE CO-TENANTS

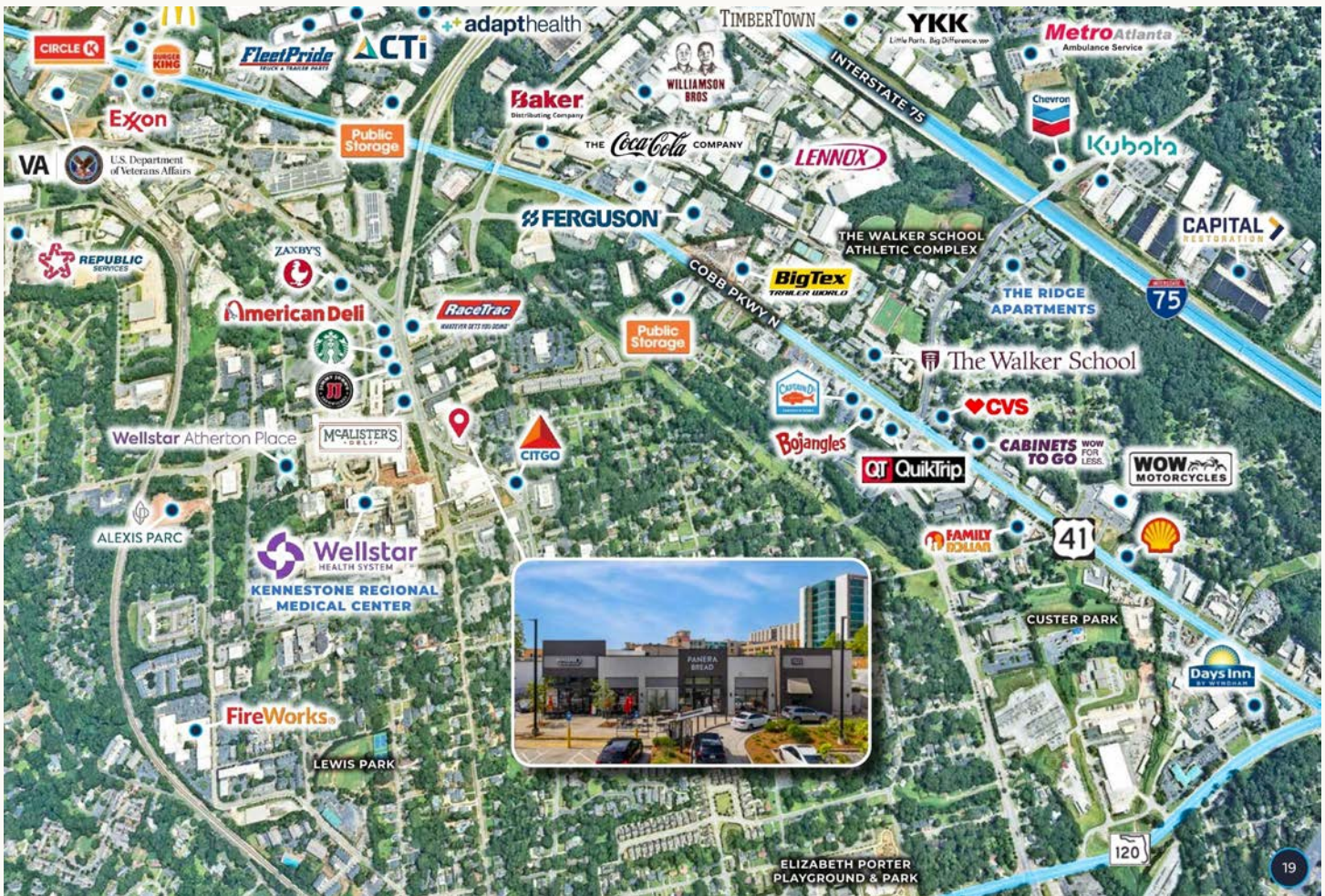
Tropical Smoothie Cafe  
Phyllis Brunch Restaurant

## MEDICAL ANCHOR

Wellstar Kennestone Regional Medical Center  
Piedmont Urgent Care  
Kennestone Medical Office Campus

## NEARBY NATIONALS

Chick-fil-A  
Starbucks  
Zaxby's  
McAlister's Deli  
CVS Pharmacy  
American Deli



## CHEROKEE ST / KENNESTONE

A hospital-anchored corridor with proven daily traffic — captive patient, staff, and visitor demand around the clock.

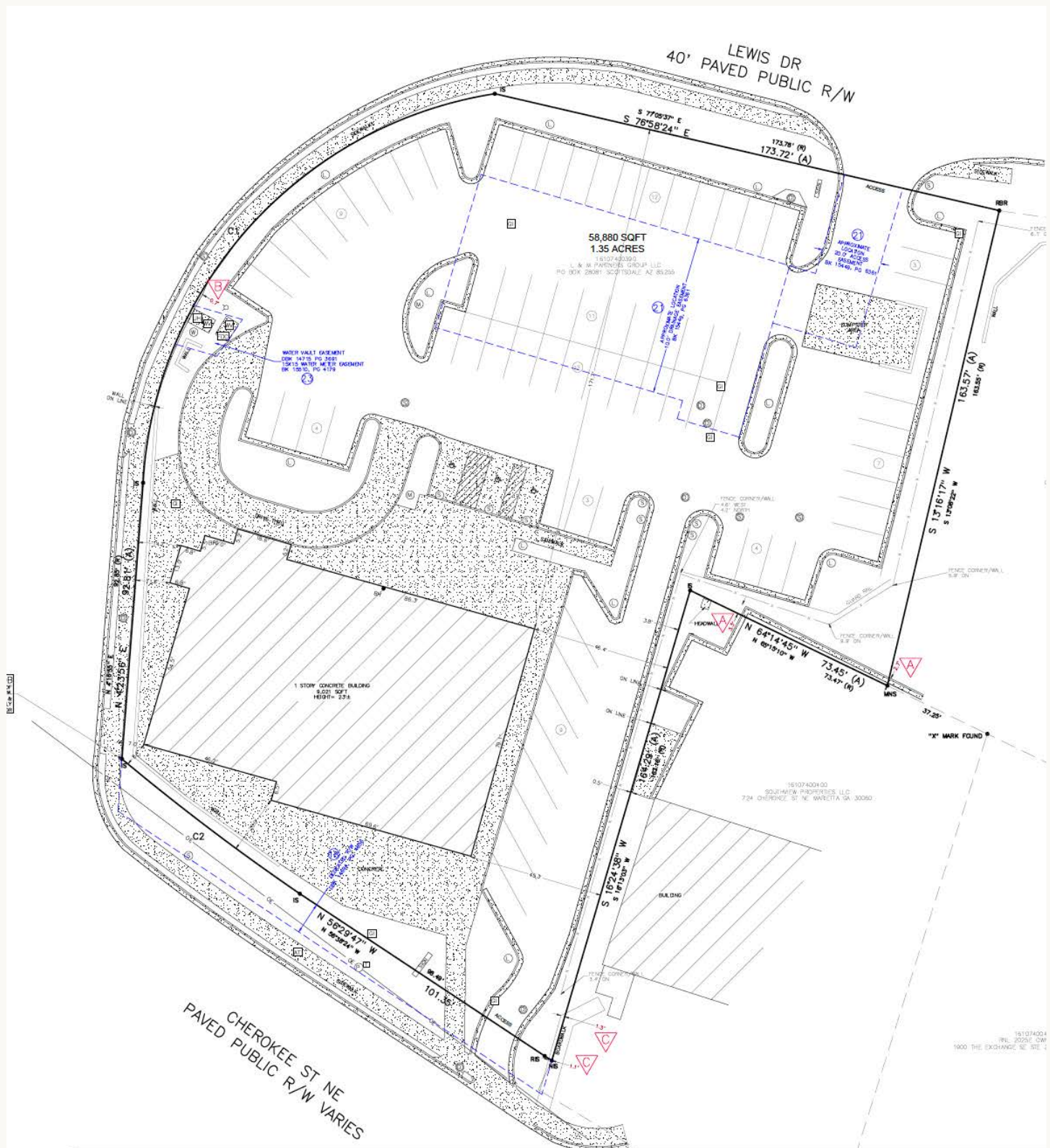
# A Closer Look.

*The restaurant space, the plaza, and the corridor.*



# A Look From Above

The restaurant space, the plaza, and the corridor.



LET'S TALK

# Let's talk about 732 Cherokee St.

*4,693 SF second-generation restaurant at Wellstar Kennestone —  
\$60/SF/yr NNN with a \$40/SF tenant allowance from the landlord.*



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