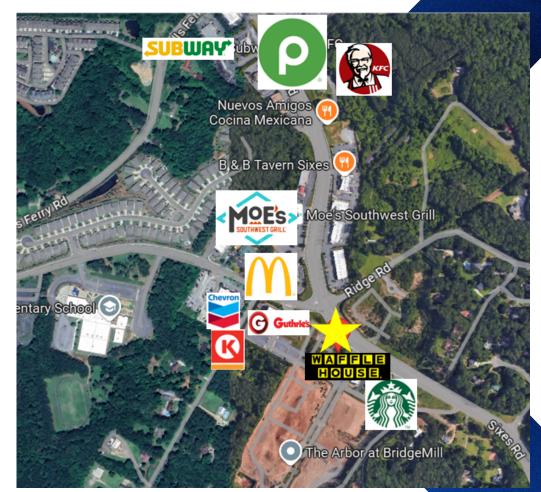# SALE
LAND - ± 0.33 ACRES

172 VINCE MEROLLA DR
CANTON GA 30114

SALE PRICE $825,000

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201

COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY

OFFERING SUMMARY

Sales Price:	$825,000
Lot Details:	All site work has been completed, including paving and lighting. Parking lot is shared between Guthrie's and Waffle House
Lot Permit:	2-story 4,850 SF Restaurant was previously entitled and permitted. It is ready for a building. A full set of architectural plans are available upon request.
Lot Size:	0.334 acres
Zoning:	TND
Utilities:	All public utilities available to site.
Traffic Count:	~19,650 VPD
Neighbors:	Waffle House, Guthrie's Chicken, Starbucks, McDonald's, Subway, KFC, Publix, Circle K / Chevron, Moe's Southwest Grill, ModWash Car Wash and more!

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KEY FACTS

105,333
Population

2.8
Average Household Size

38.6
Median Age

$106,176
Median Household Income

EDUCATION

6%
No High School Diploma

23%
High School Graduate

30%
Some College

42%
Bachelor's/Grad/Prof Degree

BUSINESS

2,944
Total Businesses

29,917
Total Employees

EMPLOYMENT

White Collar **74%**

Blue Collar **14%**

Services **11%**

4.1%
Unemployment Rate

INCOME

$106,176
Median Household Income

$48,337
Per Capita Income

$438,256
Median Net Worth

2024 Households By Income (Esri)

The largest group: $100,000 - $149,999 (24.3%)
The smallest group: $15,000 - $24,999 (3.9%)

Indicator ▲	Value	Diff
<$15,000	4.1%	+0.1%
$15,000 - $24,999	3.9%	+0.9%
$25,000 - $34,999	3.9%	+0.3%
$35,000 - $49,999	5.1%	-1.5%
$50,000 - $74,999	13.3%	-1.7%
$75,000 - $99,999	15.1%	+0.7%
$100,000 - $149,999	24.3%	+0.3%
$150,000 - $199,999	13.9%	+1.2%

Bars show deviation from **Cherokee County** ⌄