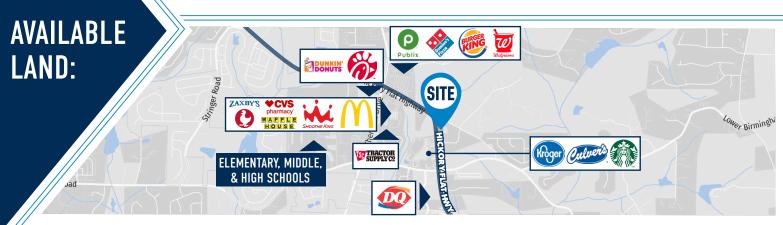


O HICKORY FLAT HWY Canton, GA 30115



404.252.1200 // www.skcr.com 900 Circle 75 Parkway #720, Atlanta, GA 30339





1 STORY MOB 7,800 G.S.F.

HCHC

39 TOTAL PARKING SPOTS

CHARLES COX DRIV

HIGHLIGHTS:

- » 1.3 AC
- » Potential building size: 7,800 GSF
- » Pad-ready utilities and water retention in place
- » Zoned Neighborhood Commercial
- » Located at the corner of Hickory Flat Hwy and Charles Cox Dr
- » Directly across from Hickory Flat Commons, a retail center consisting of Kroger, Anytime Fitness, Starbucks, and more
- » ±5 miles to Northside Hospital Cherokee
- » 20,200 passing VPD
- » Average household income within3-mile radius of property:\$157,434

CONTACTS:

- » Scott Martin 770.377.9922 smartin@skcr.com
- » Daniel Topping 404.26.0297 dtopping@skcr.com
- » SK Commercial Realty 404.252.1200 www.skcr.com

50' SETBACK LINE 65' B/L STD. G.C. 75' FRONT BSL

MONUMENT SIGN

30' ZONING SETBACK

PROPERTY LINE

15' SETBACK

DUMPSTER ENCLOSURE

POTENTIAL CORRIDOR