



UPCOMING 22,000 SF MEDICAL OFFICE

SITE

CHARLES COX DR

HICKORY FLAT COMMONS

HICKORY FLAT HWY

PAD-READY  
**LAND**  
FOR SALE  
±1.3 AC

# 0 HICKORY FLAT HWY

Canton, GA 30115



404.252.1200 // [www.skcr.com](http://www.skcr.com)  
900 Circle 75 Parkway #720, Atlanta, GA 30339

# AVAILABLE LAND:



## 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 within 3-mile radius of property: \$157,434

## CONTACTS:

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