



MEDICAL OFFICE

FOR LEASE
2,000 - 9,665 SF

6613 HICKORY FLAT HWY

Canton, GA 30115



Scott Martin // 770.377.9922 // smartin@skcr.com

Daniel Topping // 404.226.0297 // dtopping@skcr.com

PROPERTY OVERVIEW:

6613 HICKORY FLAT HWY

2,000 SF - 9,665 SF AVAILABLE
SUBDIVIDABLE SUITES



HIGHLIGHTS:

- » Brand-new medical office building delivering December 2024
- » First floor fully leased by primary healthcare provider
- » Two stories
- » ±22,000 SF total
- » Up to 9,665 SF available on second floor
- » Subdividable
- » Gurney-sized elevator
- » Covered drop-off

LOCATION:

- » Frontage on Hickory Flat Hwy
- » Directly across from Hickory Flat Commons, a retail center consisting of Kroger, Anytime Fitness, Starbucks, and more
- » ±5 miles to Northside Hospital Cherokee
- » Over 20,200 vehicles pass the site per day
- » Average household income within 3-mile radius of property: \$157,434





CONTACT:

Scott Martin

770.377.9922 // smartin@skcr.com

Daniel Topping

404.226.0297 // dtopping@skcr.com

SK Commercial Realty

404.252.1200 // www.skcr.com

