

## LAND FOR SALE

### 2.6 ACRES ZONED GC - 125 HEMBREDGE DRIVE

Canton, GA 30114



## PROPERTY DESCRIPTION

This 2.6 Acre tract is located in Cherokee County and is part of an assemblage of 3.08 Acres zoned GC. Asking price is \$350k/Acre for the 2.6 Acre tract. The adjacent parcel 101 Hembredge Drive is .48 Acres zoned GC and located in Holly Springs and fronts Holly Springs Parkway. Contact Amy Mollohan at Ansley Commercial for more information on .48 Acre Tract 678.570.0550. Traffic Count on Holly Springs Parkway Over 10,000 Cars a Day. Property is Directly Across from Walmart Supercenter. Cherokee County prefers the 2.6 Acre tract be annexed into City of Holly Springs upon development.

## OFFERING SUMMARY

Sale Price:	\$350,000/Acre
Lot Size:	2 Acres

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	618	2,321	5,191
Total Population	1,350	6,105	14,286
Average HH Income	\$89,407	\$108,935	\$112,507

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

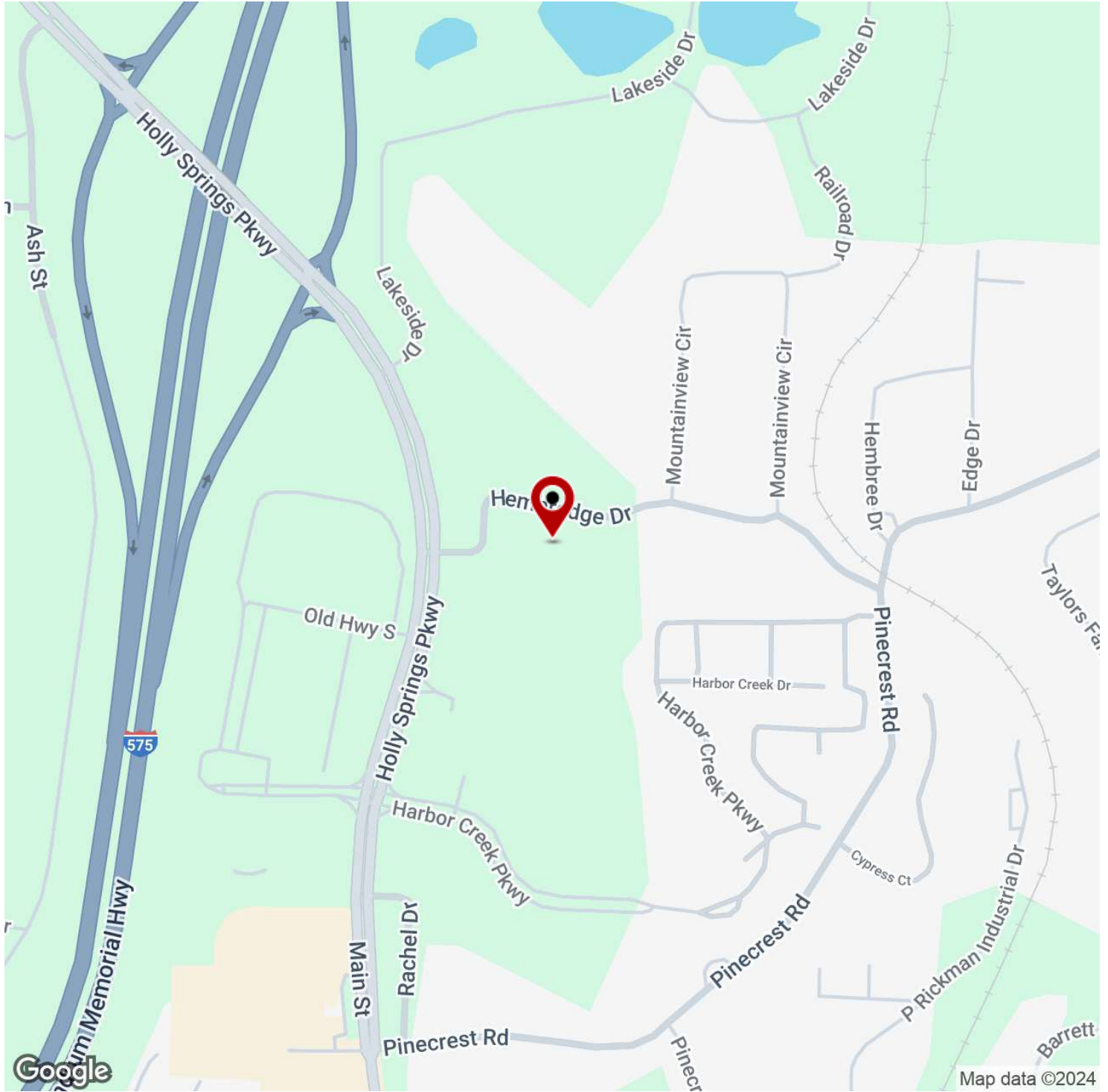
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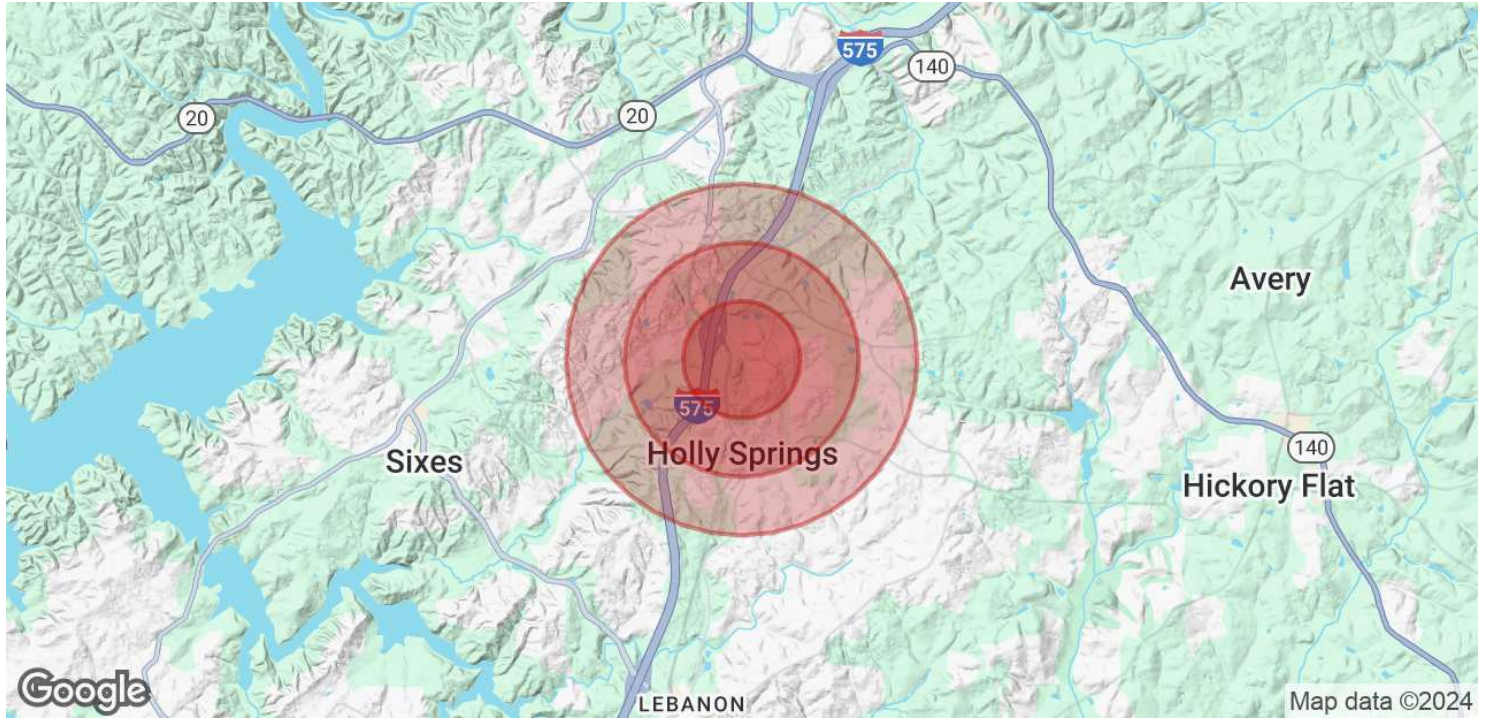
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,350	6,105	14,286
Average Age	38	36	36
Average Age (Male)	36	35	35
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	618	2,321	5,191
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$89,407	\$108,935	\$112,507
Average House Value	\$348,106	\$457,622	\$453,866

Demographics data derived from AlphaMap

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