

**OFFERING
MEMORANDUM
TEMPLATE**

2.06 Acres | 2546 Canton Rd, Marietta, GA 30066
JUST REDUCED | Sale Price \$1,600,000



PROPERTY OVERVIEW



This 2.06-acre parcel in Marietta is zoned LRC (Limited Retail Commercial) and is ideal for a variety of commercial developments, excluding gas stations and car washes. With over 100 feet of frontage on Canton Road, the property offers excellent visibility and accessibility, making it a great location for a shopping center, grocery store, or office building. The lot is conveniently located near I-75 and I-575, providing easy access to the broader Atlanta metro area.

Marietta, located just 15 miles northwest of Atlanta in Cobb County, spans 23 square miles and is one of Georgia's most populous cities, home to approximately 60,867 residents. As one of Atlanta's largest suburbs, Marietta boasts a strong sense of community, top-rated schools, and abundant green spaces. Residents enjoy a high quality of life with access to parks, retail centers, and popular attractions throughout metro Atlanta.

Cobb County Limited Retail Commercial Regulations

The LRC district is established to provide locations for specialized or limited low intensity shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center. These convenience shopping facilities should have low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. Areas zoned for the LRC district are appropriately located at or adjacent to intersections as opposed to the edge of a neighborhood activity center. The LRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the LRC district should reflect their relatively small neighborhood service area.

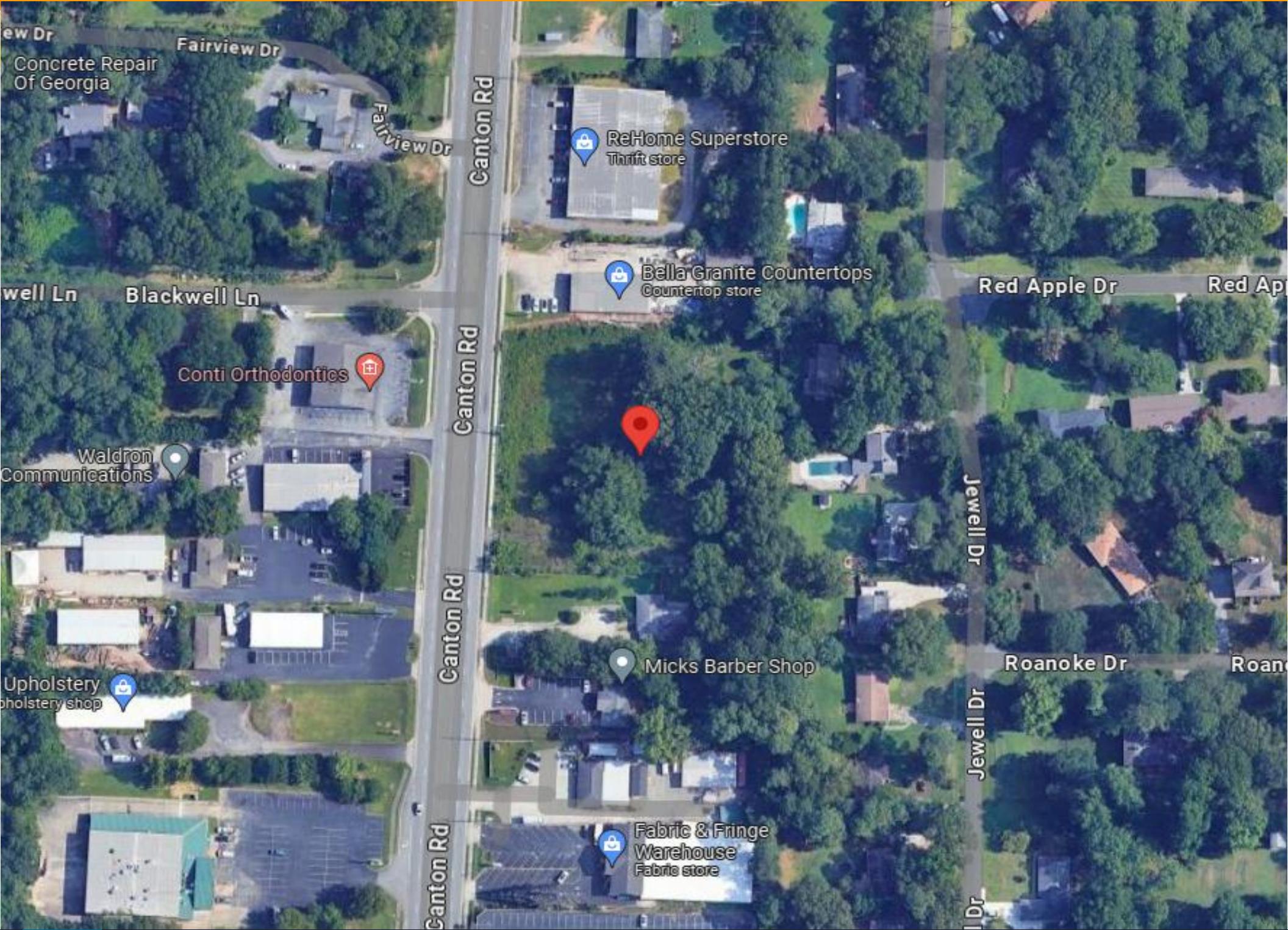


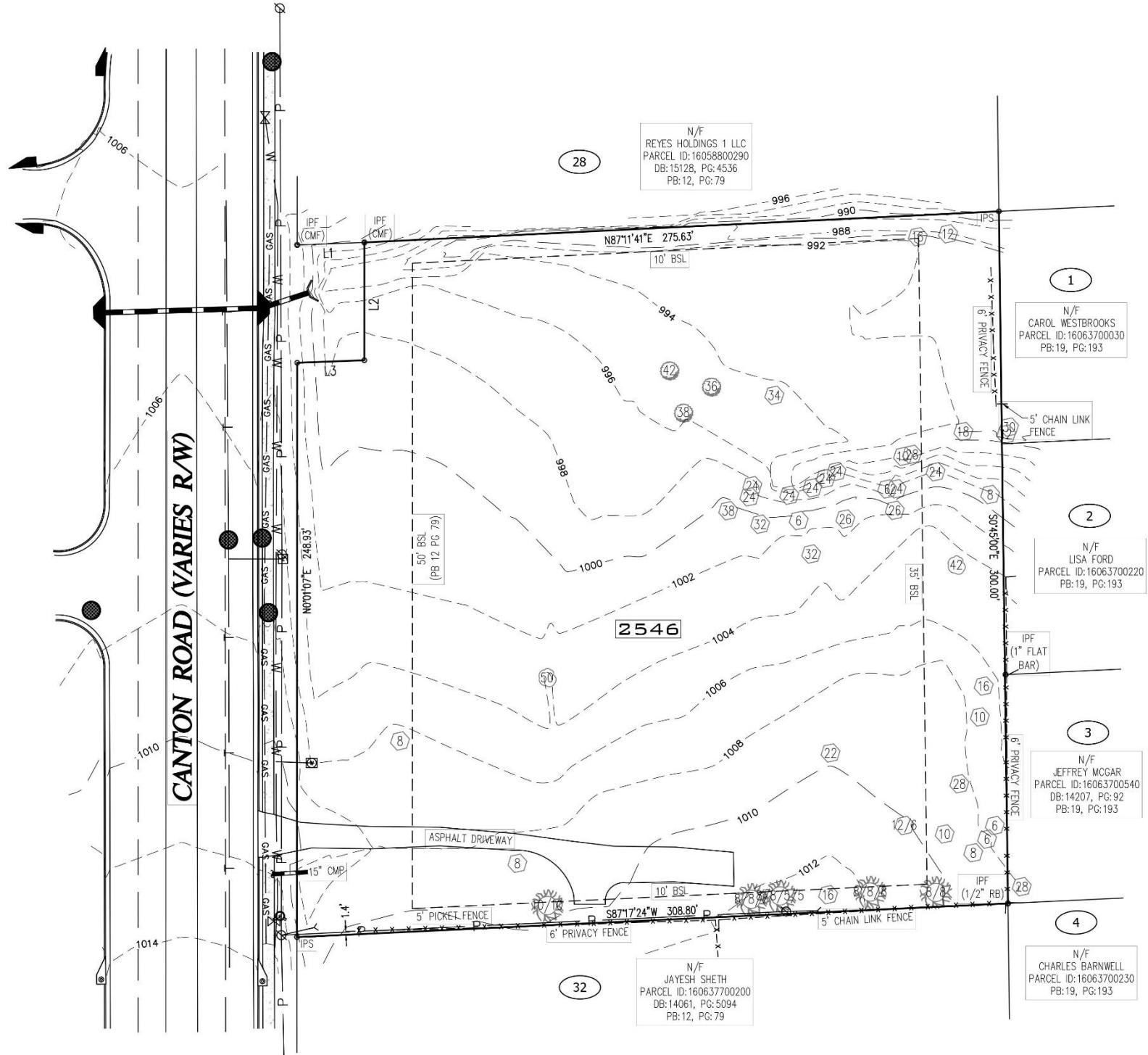
LRC Permitted Uses

- Banks and financial institutions or automated transfer machines with no drive-through facilities unless located under the main roof of a shopping center with at least two other retail uses.
- Churches, chapels, temples, synagogues, and other such places of worship.
- Commercial produce and agricultural product stands.
- Community fairs.
- Cultural facilities.
- Designated recycling collection locations.
- Film developing and printing facilities with no drive-through facilities unless located under the main roof of a shopping center with at least two other retail uses.
- Group homes.
- In-home day care.
- Laundry and dry-cleaning pickup establishments with no drive-through unless located under the main roof of a shopping center with at least two other retail uses.
- Limited retail uses. *See Next Page
- Nonautomotive repair service establishments. *See Next Page
- Nonprofit (seasonal use) fishing lakes.
- Nursery schools and child day care centers.
- Parking for vehicles.
- Private parks.
- Professional offices. *See Next Page
- Radio, television and other communication towers and antennas subject to section 134-273.
- Rest homes, personal care homes and convalescent homes.
- Temporary uses.

Next Page :

- *Limited retail uses* means commonly found specialized low scale or low intensity retail uses, with square footages not to exceed 5,000 square feet unless noted in this subsection, that offer basic services and frequently purchased goods to the immediate surrounding residential areas, such as the following: antique shop, bakery, barbershop or beauty shop, beverage shop, bookstore (but not including adult bookstores), bridal shop, camera shop, china and pottery store, clothing store, craft and hobby shop, delicatessen, dog grooming shop, draperies and interior decorating supplies, drugstore or hardware store with no permanent outside display (provided that the gross floor area does not exceed 10,000 square feet total), dry goods store, florist, furniture store, gifts and stationery store, jewelry store, manicurist shop, meat market or butcher shop, millinery store, mimeograph and letter shop, music store, novelty shop, pedicurist shop, shoe repair shop, shoe store, market or grocery store (provided that the gross floor area does not exceed 35,000 square feet), or tailor shop.
- *Nonautomotive repair uses* means commonly found low intensity repair shops such as jewelry, camera, home appliance, television and videocassette recorder repair shops.
- *Professional office* means a structure wherein services are performed involving predominately administrative, professional or clerical operations such as the following: law, doctor, optician, audiologist, accounting, tax preparation, real estate, stockbroker, architect, engineer, manufacturer representative, professional counselor, dentist, investigative services, photographer, insurance, contractor, land surveyor, telephone sales, political/campaign, veterinarian or travel bureau.





DEMOGRAPHIC SUMMARY

KEY FACTS

 30,867
POPULATION

35.2
MEDIAN
AGE

 2
AVG.
HOUSEHOLD
SIZE

\$376,400
Median Property
Value

EDUCATION

11%

No High
School
Diploma



17%
High School
Graduate



25%
Some
College



46%
Bachelo/Grad
/ Prof
Degree

BUSINESS

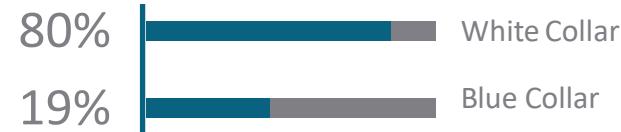
 6,124
TOTAL BUSINESSES

 32,400
TOTAL EMPLOYEES

EMPLOYMENT

2.3%

UNEMPLOYMENT
RATE



INCOME

 \$67,589
Median Household
Income

 \$40,767
Per Capita
Income

 \$82,138
Median
Net Worth



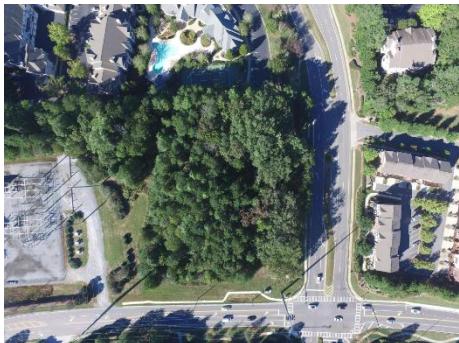
COMPARABLES



SITE ADDRESS

2546 Canton Rd, Marietta

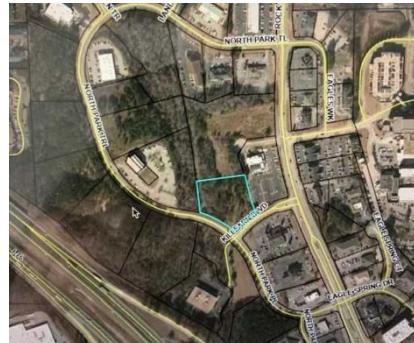
Land Area:	2.06 Acres
Price:	\$1,00,000
Zoning:	Limited Retail Commercial
Road Frontage:	100 FT
Topography:	Level
Status:	Active



Undeveloped Land

Deerfield Pkwy, Milton, GA

Land Area:	1.44 Acre
Price:	\$850,000
Zoning:	Residential Multi-Family
Road Frontage:	N/A
Topography:	Level
Status:	Sold



Undeveloped Land

0 Kilearn Blvd, Stockbridge, GA 30281

Land Area:	2 Acres
Price:	\$1,300,000
Zoning:	C2
Road Frontage:	N/A
Topography:	Level
Status:	Active



Commercial Land

1119 Powder Springs St, Marietta

Land Area:	1.1 Acre
Field:	\$1,350,000
Zoning:	C
Road Frontage:	N/A
Topography:	Level
Status:	Sold in 2023

CONTACT ME



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