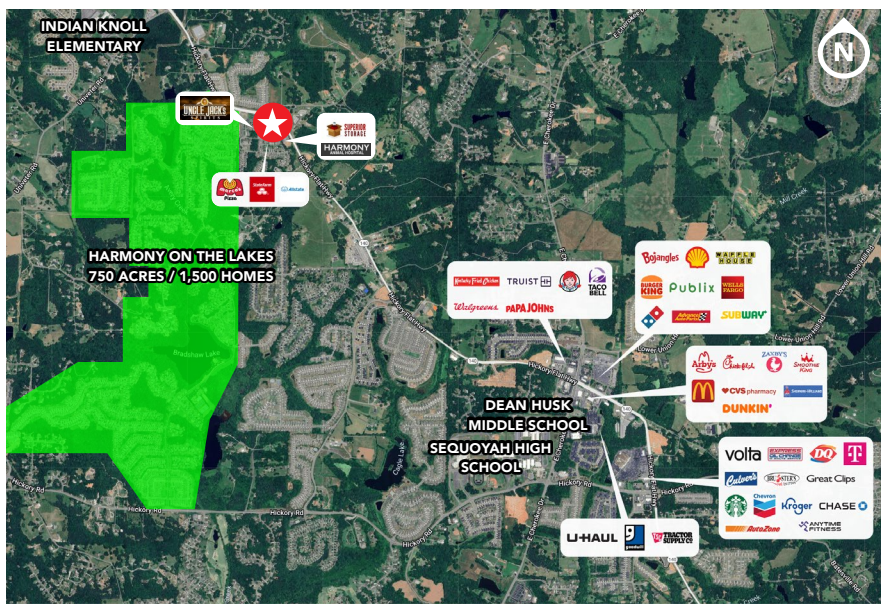




STAND ALONE DRIVE-THRU FOR LEASE

4240 Hickory Flat Hwy, Canton, GA 30115

Stand-alone Drive-Thru in High Traffic Location



LEASE RATE:

Call For Pricing



SIZE:

±640 SF
±0.78 Acres



SIGNAGE:

- Monument sign fronting Hickory Flat Hwy (GA-140)
- Building signage opportunity



IDEALLY LOCATED:

- 17,800 AADT on Hickory Flat Hwy (GA-140)
- Located near large 'Harmony on the Lakes' home development (±1,500 homes)
- Over 10,000 households within 3 miles
- Avg household income of \$205,599 within 1 mile
- Nearby area schools and restaurants/retail



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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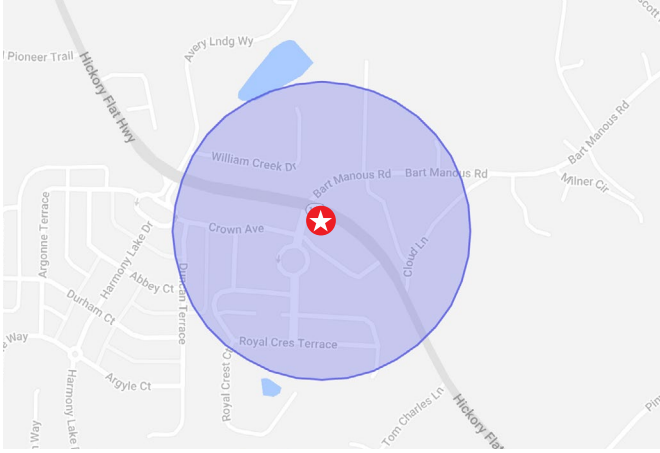
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LOCATED IN ONE OF CANTON'S MOST ACTIVE RETAIL CORRIDORS



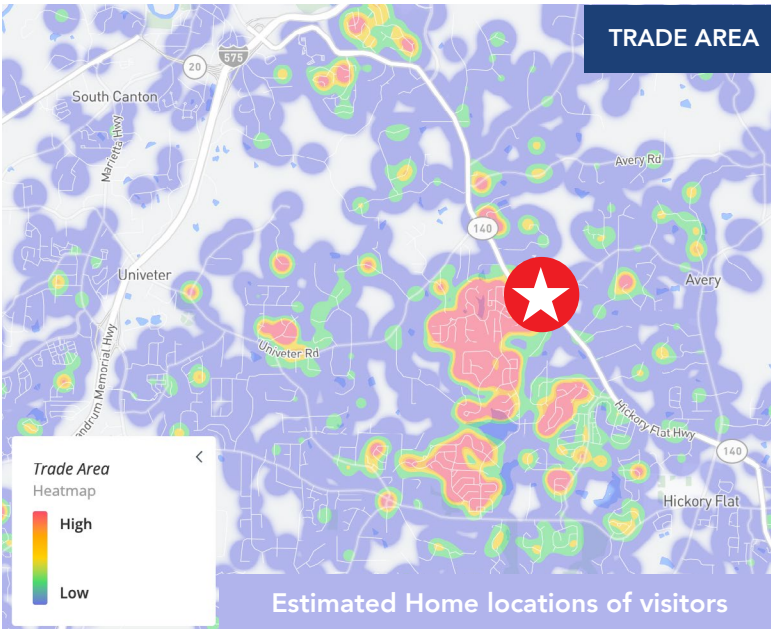
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	220.2K
Visitors	54.6K
Visit Frequency	4.35x
Avg Dwell Time	31 minutes

220.2K
VISITS

\$205K+
AVG HH INCOME
WITHIN 1 MILE

54.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	5,404	29,673	84,826

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	1,824	10,280	30,482

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$205,599	\$157,961	\$132,701



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