

**OFFERING
MEMORANDUM
TEMPLATE**

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

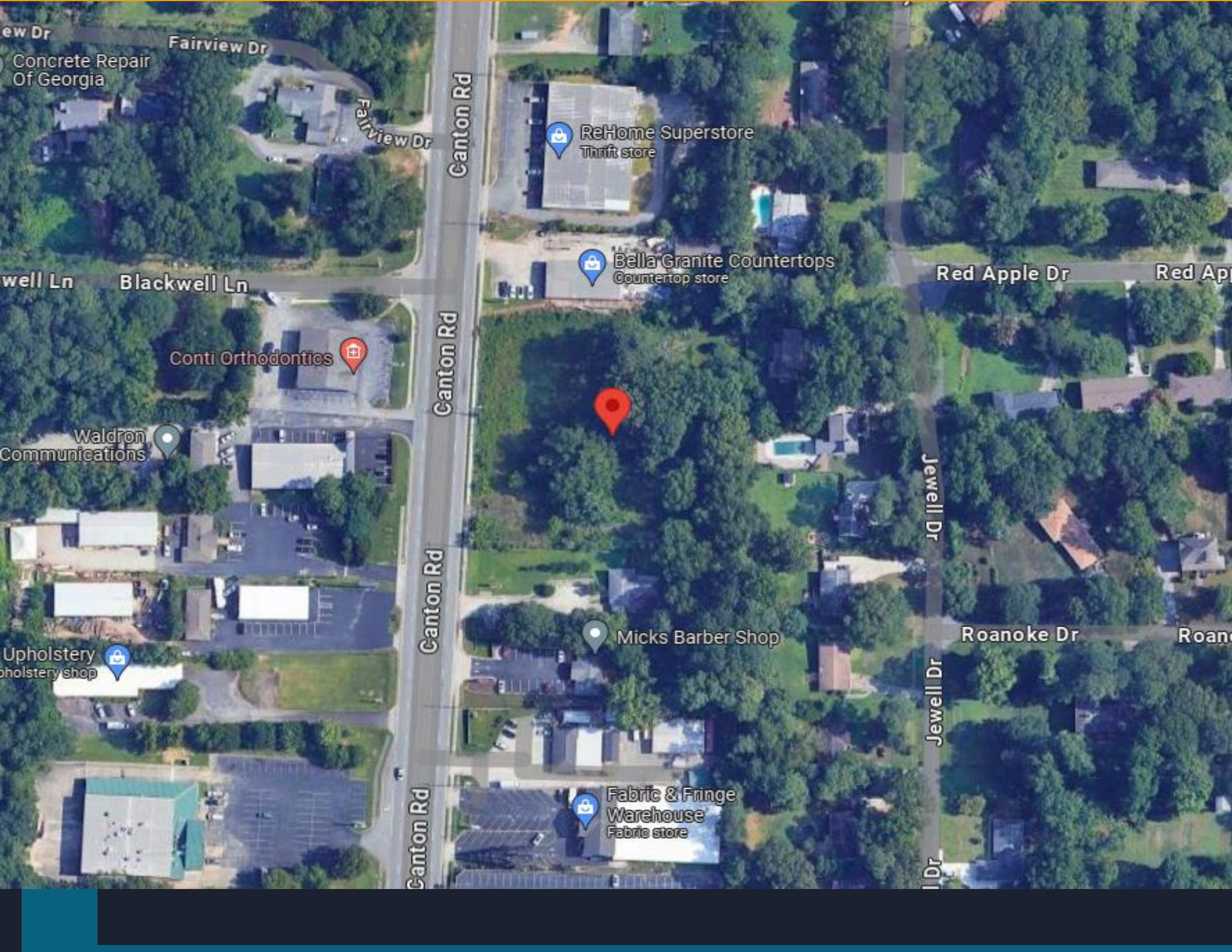


PROPERTY OVERVIEW



The land lot is a 2.06 acre parcel in Marietta. It is zoned LRC (Limited Retail Commercial) and is available for commercial development. The lot has excellent frontage with over 100 feet facing Canton Rd. This is a perfect spot for a shopping center, grocery store or an office building. Located with convenient access to I-75 and Interstate 575.

The city of Marietta is 15 miles northwest of Atlanta and Cobb County. At 23 square miles, Marietta is one of Georgia's most populous cities, with 60,867 residents calling it home making it one of Atlanta's largest suburbs. Marietta is close to all of the popular attractions in metro Atlanta and easily accessible from nearby major highways. One of the advantages of living in Marietta, is that there are tone of beautiful, undeveloped green spaces. Residents appreciate the friendly sense of community, top-tier education and access to everyday amenities.



ew Dr
Concrete Repair
Of Georgia

Fairview Dr

Fairview Dr

Canton Rd

ReHome Superstore
Thrift store

Bella Granite Countertops
Countertop store

Red Apple Dr

Red Ap

well Ln

Blackwell Ln

Conti Orthodontics

Waldron
Communications

Upholstery
upholstery shop

Canton Rd

Canton Rd

Canton Rd

Micks Barber Shop

Jewell Dr

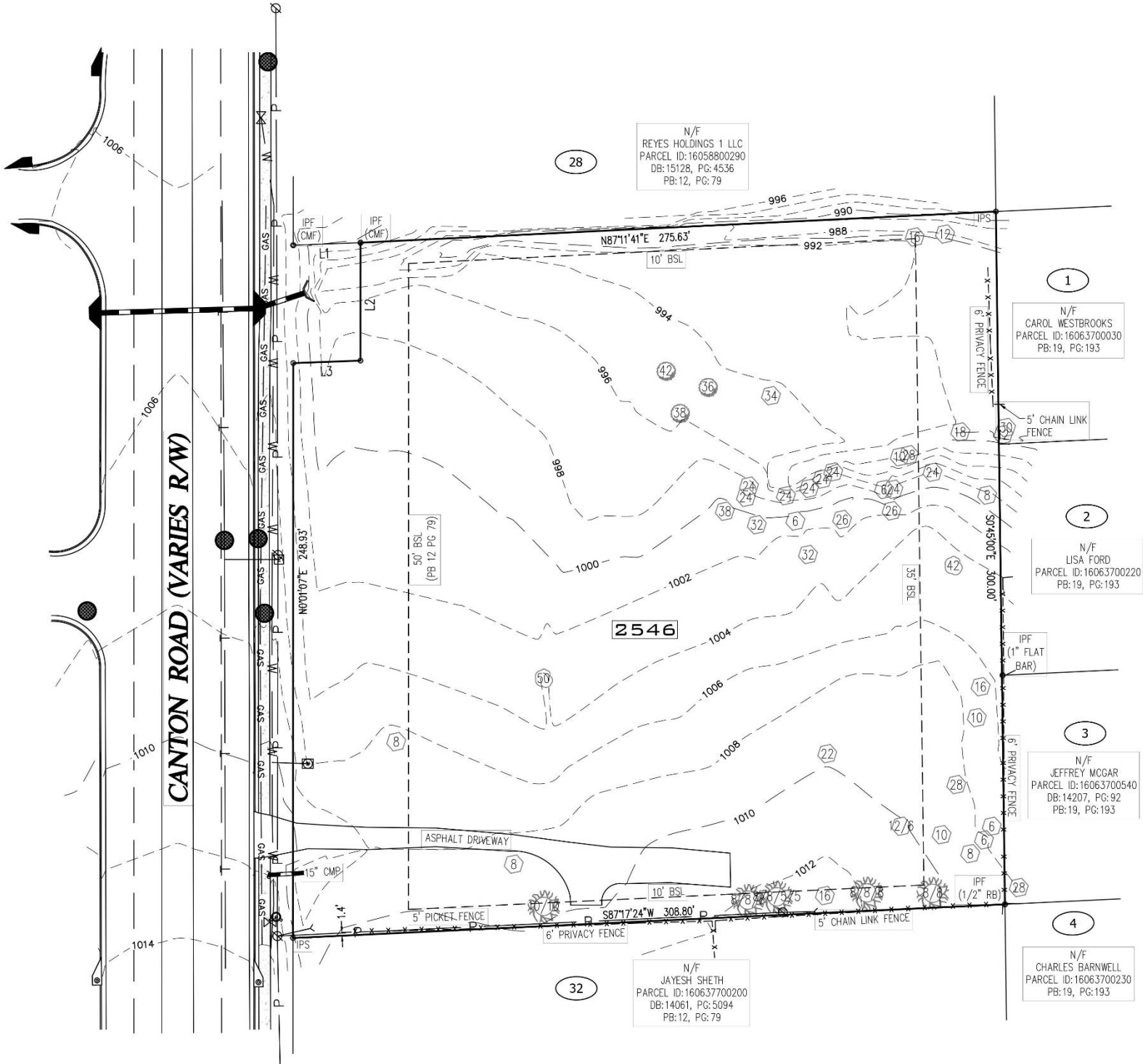
Roanoke Dr

Roan

Fabric & Fringe
Warehouse
Fabric store

Jewell Dr

Jewell Dr



DEMOGRAPHIC SUMMARY

KEY FACTS



30,867
POPULATION



MEDIAN
AGE



AVG.
HOUSEHOLD
SIZE

\$376,400
Median Property
Value

EDUCATION



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



UNEMPLOYMENT
RATE



INCOME



\$67,589
Median Household
Income



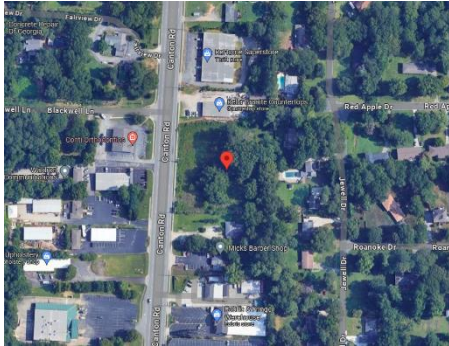
\$40,767
Per Capita
Income



\$82,138
Median
Net Worth



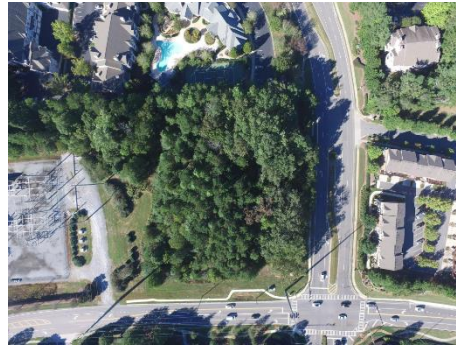
COMPARABLES



SITE ADDRESS

2546 Canton Rd, Marietta

| | |
|----------------|------------------------------|
| Land Area: | 2.06 Acres |
| Price: | \$1,600,000 |
| 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 Killearn 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 |

MEET THE TEAM



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