

1.78 Acres of Commercial Land

174 Beauty Drive, Canton, GA 30114

GC General Commercial Zoning



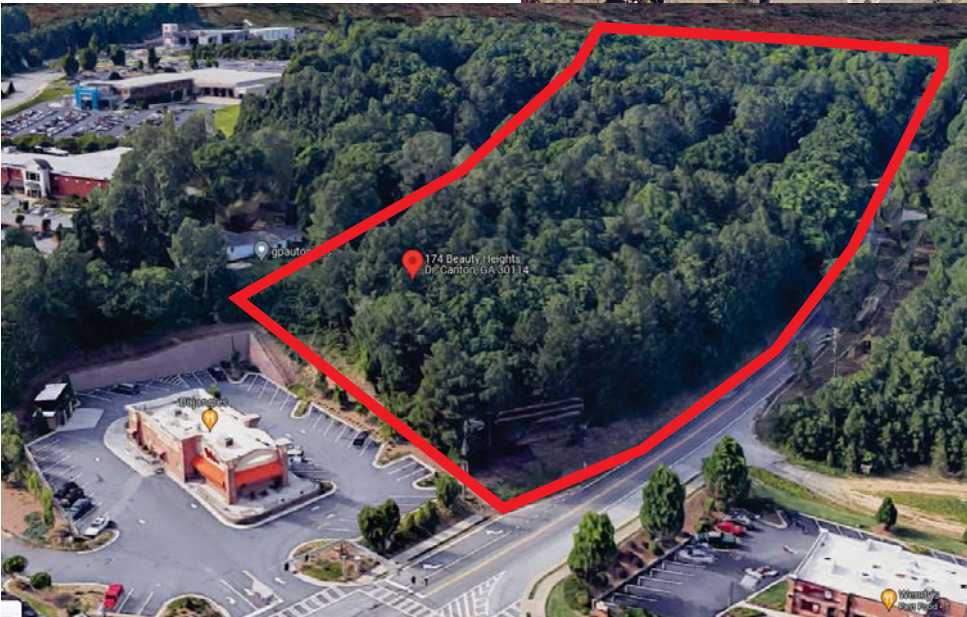
INVESTMENT HIGHLIGHTS

- Approximately 1.78 Acres General Commercial Zoning
- Easy to access from Interstate 575 (Exit 20, Riverstone Pkwy Canton)
- 2020 AADT (Average Annual Daily Traffic) : 10,657 on Ball Ground Highway
- High Visibility and Great Development Opportunity
- Best Ideal for retail, hotel/mote, out parcel retail, gas station, auto part, auto repair shop, etc.
- Many Well-Known Retailers and Shopping Centers Surrounding Area (Walmart, Chick-fil-a, Wendy's, Bojangles, Waffle House, Buffalo Café, Craker Barrel, etc.)

	2-mile	5-mile	10-mile
Total Population	9,286	49,407	164,742
2027 Projection	10,706	57,106	189,641
Average HH Income	\$71,779	\$90,744	\$109,609

TBRE
REAL ESTATE SERVICES

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