



OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$12.00 SF/yr (NNN) |
| AVAILABLE SF: | 16,110 SF |
| LOT SIZE: | 1.38 Acres |
| BUILDING SIZE: | 16,110 SF |

PROPERTY DESCRIPTION

2568 Canton Rd offers exceptional visibility and accessibility in a thriving retail and service area. The building features approximately 16,110 SF of leasable space, ideal for retail, office, or service-oriented businesses. Property is zoned NRC within Cobb County. Property is currently leased to Re-Home who is currently MTM and can vacate with 30 day notice. On the rear of the building there is one dock door (8ft) with additional parking.

Positioned on a prominent commercial thoroughfare with strong daily traffic counts and easy access to I-75, this location benefits from excellent exposure to both local residents and commuter traffic. The property offers ample on-site parking, a highly visible façade for signage, and convenient ingress/egress points.

PROPERTY HIGHLIGHTS

- VPD - 22,900
- Dock Door - 8ft
- Additional Parking in Rear
- Free Standing Building
- Divisible

JAKE CREVISTON

O: 770.992.5112
j.creviston@svn.com
GA #365989

LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|---------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 16,110 SF | LEASE RATE: | \$12.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------|-----------|-----------|------------|---------------|-------------------------|
| 2568 Canton Rd | Available | 16,110 SF | NNN | \$12.00 SF/yr | Lease Rate \$15 + NNN's |

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