

2140 CANTON ROAD

MARIETTA, GEORGIA • 30066

**FLEXIBLE OWNER-
USER OPPORTUNITY
IN COBB COUNTY**



2 Buildings | 1.44 Total Acres | 13,603 Total Square Feet



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PROPERTY DETAILS

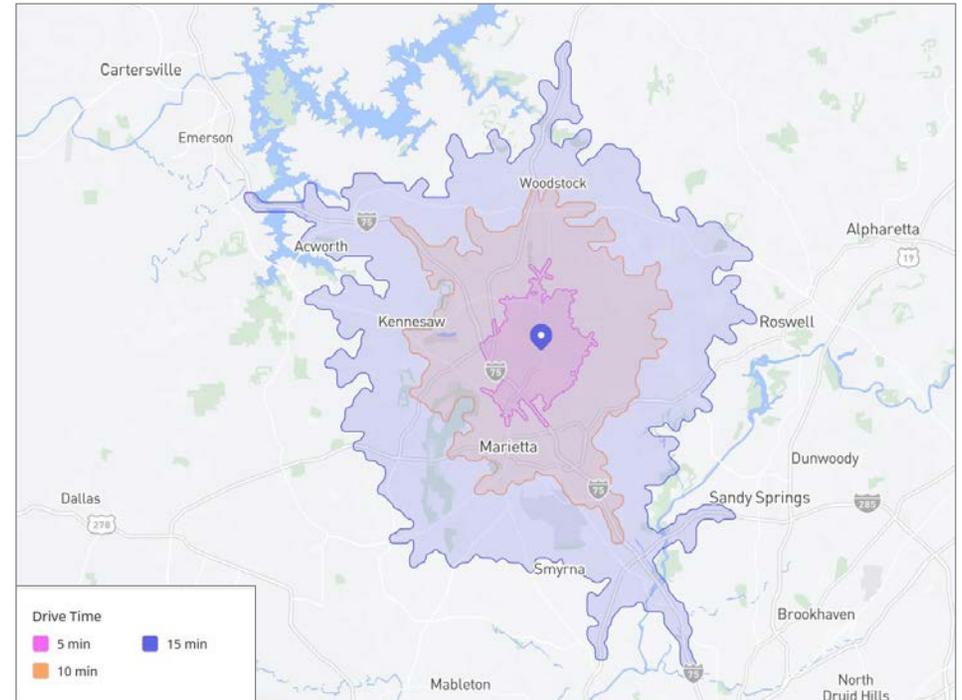
PROPERTY RECORD

Address	2140 Canton Road
City	Marietta (unincorporated)
Zip Code	30066
County	Cobb
Zoning Municipality	Cobb
Zoning	General Commercial (GC)
Acreage	1.44 Acres
Parcel ID	16070800030

CONSTRUCTION

Year Built	1995
Rentable Square Footage	13,603
Material	Metal
Max Clear Height	14' (A) 13' 6" (B)
Min Clear Height	11'7" (A) 12'2" (B)
Drive-Ins (12'x12')	4 (A) 1 (B)
Parking Spaces	44-50

DRIVE TIMES



INVESTMENT HIGHLIGHTS



LOCATION POISED FOR
POPULATION GROWTH
& APPRECIATION



HIGH VISIBILITY
CORRIDOR FOR
BRAND RECOGNITION



FLEXIBLE REAL ESTATE
WITH CLEAR SPAN
CONSTRUCTION



SUPPLEMENTAL INCOME
OPPORTUNITY WITH
2-BUILDING SETUP



ABUNDANT
OFF-STREET
PARKING

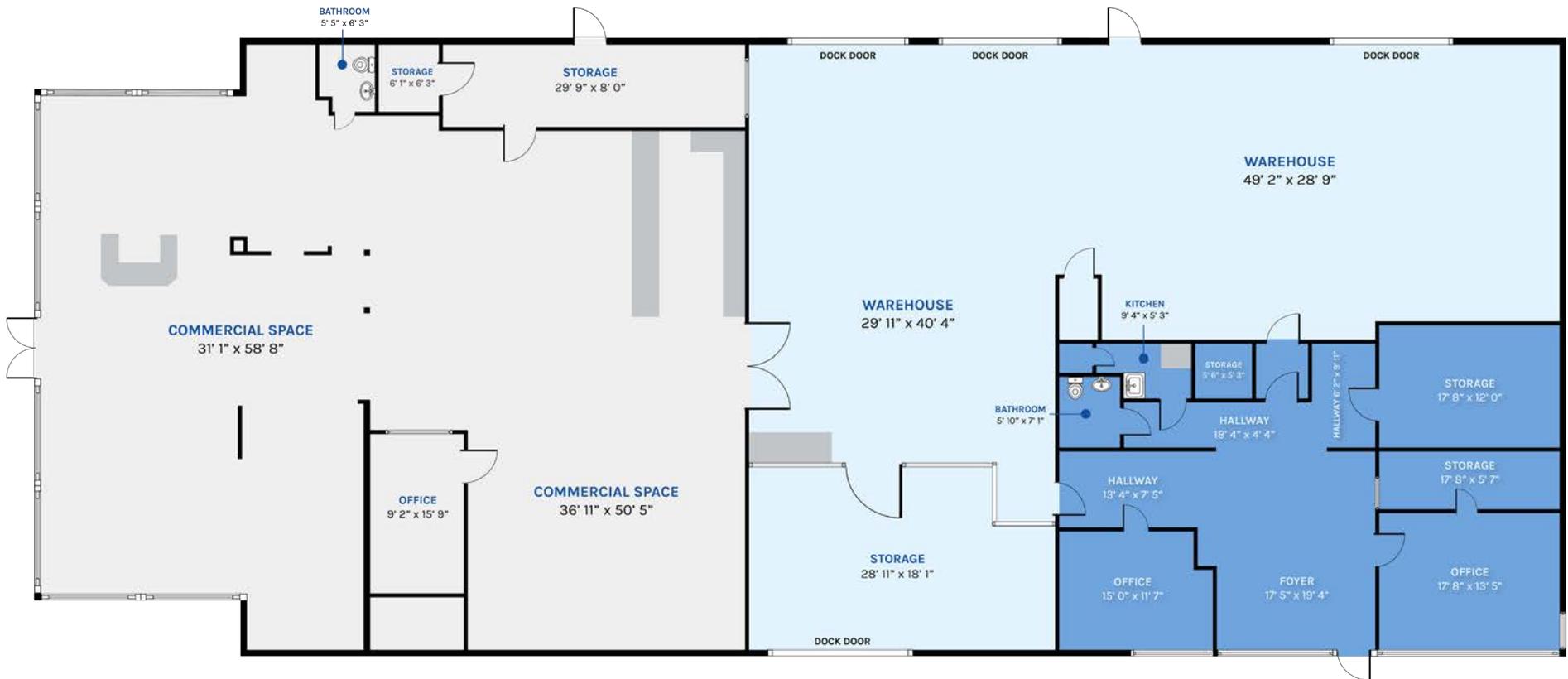


GATED ACCESS
FOR ADDED
SECURITY

SITE PLAN



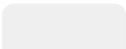
BUILDING A FLOOR PLAN



BUILDING A FLOOR PLAN DETAILS

SIZE	9,418 SF	RETAIL/SHOW	4,400 SF	MIN. CLEAR	11'7"
OFFICE	1,714 SF	BATHROOMS	Three (3)	DRIVE-IN BAYS	Four (4) Bays
WAREHOUSE	3,304 SF	MAX. CLEAR	14'	BAY DIMENSIONS	12' x 12'

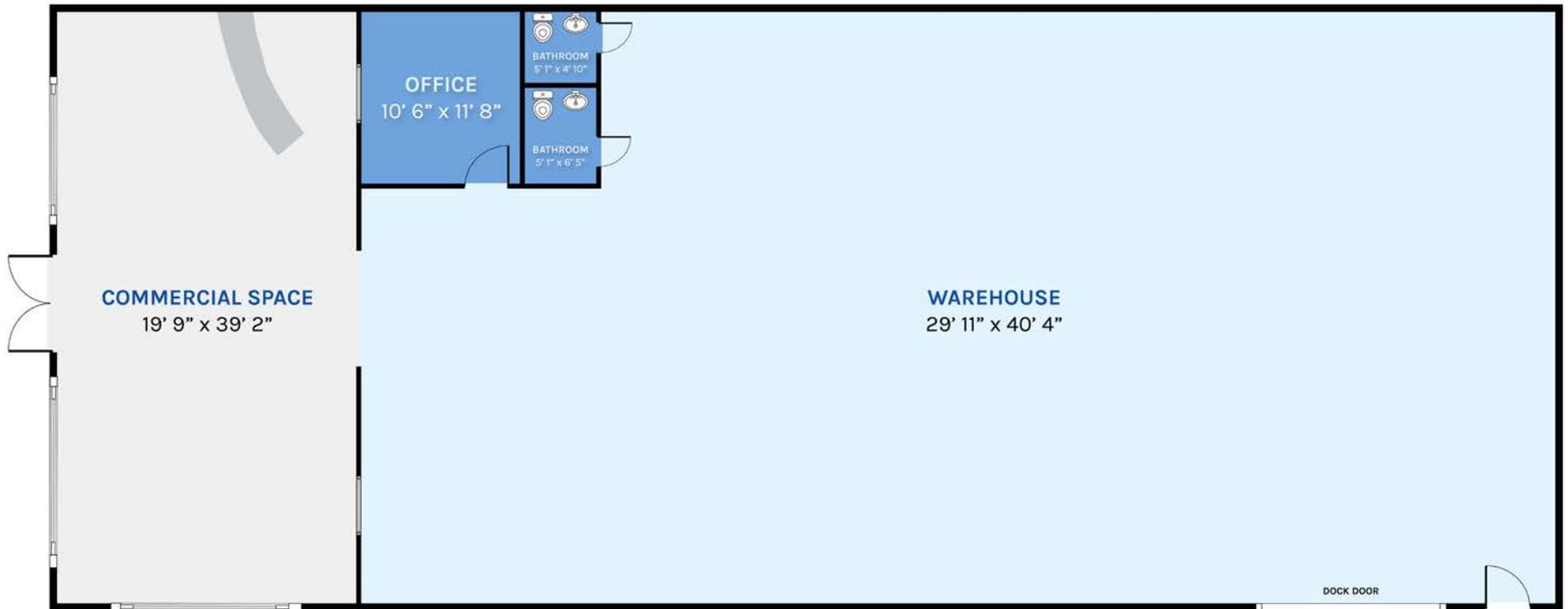
FLOOR PLAN KEY

	OFFICE
	WAREHOUSE
	COMMERCIAL

VIRTUAL TOUR



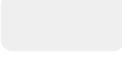
BUILDING B FLOOR PLAN



BUILDING B FLOOR PLAN DETAILS

SIZE	4,185 RSF	BATHROOMS	Two (2)	BAY DIMENSIONS	12' x 12'
OFFICE	~150 RSF	MAX. CLEAR	13'6"	MISC.	Air Receiver Tanks, 4-Post Automotive Lift, 2-Post Atlas Automotive Lift
WAREHOUSE	~3,400 RSF	MIN. CLEAR	12'2"		
RETAIL/SHOW	~750 RSF	DRIVE-IN BAYS	One (1) Bay		

FLOOR PLAN KEY

	OFFICE
	WAREHOUSE
	COMMERCIAL

VIRTUAL TOUR



ZONING & LAND USE OVERVIEW



GC
ZONING

General Commercial

Most flexible commercial zoning district next to Light Industrial

FUTURE LAND USE

NAC
Neighborhood Activity Center

 **Grandfathered Status — Active Since the 1990s**
Current use on file with County Records: "Lawn Equipment & Small Engine Repair"

▼
BUYER OPTIONS



Continue Grandfathered Use

Buyer may continue operating under the current use or a substantially similar use. No rezoning required.

IDEAL FOR:
Equipment repair, small engine service, lawnmower sales/service, similar trade operations

OR



Rezone to NAC-Compatible District

If use changes significantly, rezoning to a district within the NAC future land use is the most likely path to approval.

IDEAL FOR:
Professional/contractor offices, light vehicle repair, nonautomotive repair, neighborhood retail, indoor gym, tool rental

NAC-COMPATIBLE ZONING DISTRICTS

SC
Suburban Condo Residential

LRO
Low Rise Office

LRC
Limited Retail Commercial

NRC
Neighborhood Retail Commercial

RSL
Residential Senior Living

NRC is the most flexible commercial district within NAC

NRC Zoning Uses

Most Flexible Option

KEY PERMITTED USES

Professional/Contractor Office
Services involving predominantly administrative, professional or clerical operations such as: law, doctor, accounting, real estate, architect, engineer, insurance, contractor, land surveyor, and similar uses

Light Vehicle Repair
Oil changes, tire rotations, brakes, inspections, PPF/protective covering installation. Does not include body shop work.

Nonautomotive Repair Services
Low intensity repair shops such as jewelry, camera, home appliance, television and VCR repair shops

Neighborhood Retail
Retail commercial uses with a neighborhood-oriented market supplying necessities that require frequent purchasing

KEY SPECIAL EXCEPTION USES

Contractor (specialized) w/o heavy equipment

Indoor Sports / Gym

Consumer Goods & Services

Reupholstery & Furniture Repair

Tool Rental

⚠ IMPORTANT RESTRICTIONS

- Special Exception uses must be fully enclosed — no outdoor operations except merchandise display.
- Unless allowed within a permitted use, no overnight parking of commercial vehicles permitted "outdoors," except minivans or cars.

WHY 2140 CANTON ROAD?

A Rare Opportunity in a Market With Almost None

This property represents the only building of its kind between here and Piedmont Road that will come to market within the foreseeable cycle. Of the three comparable properties in the 9,000 to 20,000 SF range across this corridor, all are occupied by long-term users with no plans to relocate. When scarcity defines the market, waiting is a losing strategy.

955K

RESIDENTS WITHIN A 15-MIN DRIVE

\$105K

MEDIAN INCOME (2X STATE AVG.)

26,600

VEHICLES PER DAY

PROPERTY ADVANTAGES

- **Clearspan construction** – No interior columns dictating your layout. Configure for warehouse, showroom, service, office, or any combination.
- **Multi-building setup** – Occupy what you need, lease the balance. Let tenants offset your carrying costs while you grow.
- **Minimal restrictions** – Not adjacent to residential means reduced setback and screening requirements.
- **Prime visibility** – 26,600 daily vehicle count delivers consistent, effortless exposure.

BUILT FOR FLEXIBILITY

This property accommodates virtually any use case: warehousing, showroom, service operations, flex space, or professional office – and allows you to reconfigure as your business evolves.

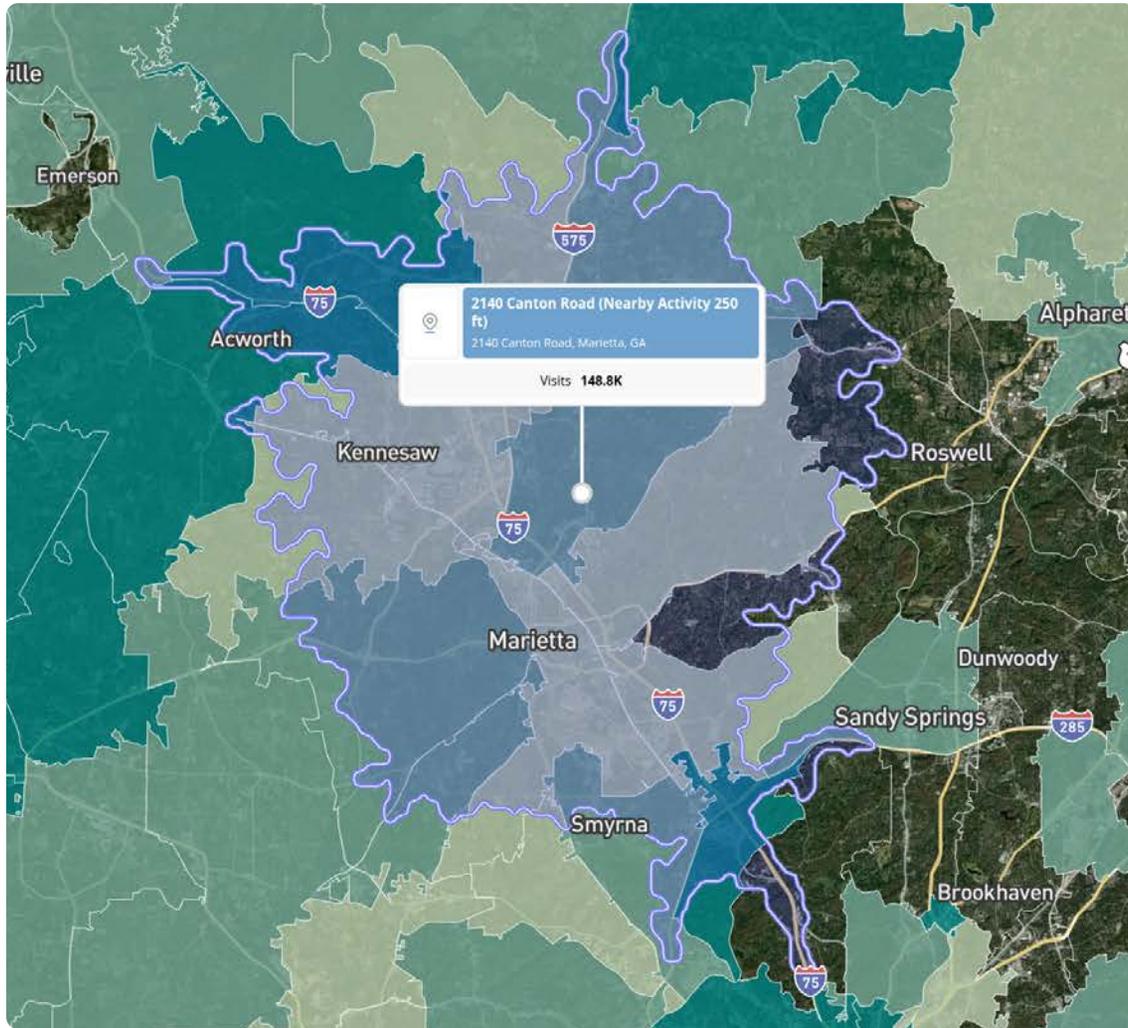
The multi-building configuration opens a door many owner-users overlook: **income potential**. Occupy what you need today and expand into your own space on your own timeline.

“Properties like this don’t come to market often because owners hold them. The combination of scarcity, flexibility, and a fast-growing trade area creates a rare alignment.”

- MATT PARISI



MARKET GROWTH ANALYSIS



The Bottom Line

The Northwest Atlanta corridor isn't just growing – it's accelerating. Within a 15-minute drive, you'll reach nearly 955,000 residents with a median household income of \$105,000 – double the state average.

This is a high-earning customer base, workforce, and service area that continues to expand year over year. This isn't speculative growth. It's happening now, and it's compounding.

For the right buyer, this isn't just a building – it's a long-term position in one of Metro Atlanta's strongest growth corridors.

Projected Population Growth 2023–2028 | 15-Minute Drive Time from 2140 Canton Road

>10%

Acworth
Vinings / Battery

5-10%

Immediate Area
Woodstock • W. Marietta • Smyrna

2-5%

Kennesaw • East Cobb
I-75 Corridor

EXPENSES & OPERATING SYSTEMS

OPERATING SYSTEMS

BUILDING A

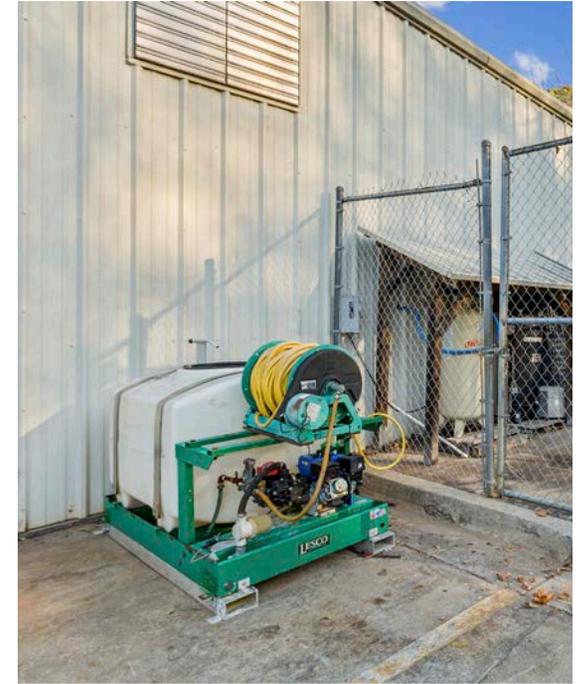
SYSTEM	YEAR INSTALLED
Roof	Original
Office HVAC	2020
Office Furnace	Original
Warehouse Suspended Heater	Original
Retail Suspended Heater	Original
Water Heater 1	Original
Water Heater 2	Original

BUILDING B

SYSTEM	YEAR INSTALLED
Roof	Original
Office HVAC	Original
Office/Retail Furnace	Original
Warehouse Suspended Heater	Original
Water Heater	Original
White Air Receiver Tank	2019
Black Air Receiver Tank	2020/2021

OPERATING EXPENSES

ITEM/VENDOR	ANNUAL COST
County Taxes (2024)	\$7,813.31
Property Insurance	\$ 3,147
Waste	\$2,333.88
Landscape	\$3,000
Utilities	Market rates







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