

For Sale or Lease


Canton Rd

±16,110 SF

Retail / Flex Warehouse

2568 Canton Road • Marietta, GA 30066



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**FOR SALE OR LEASE**

<b>Sale Price</b>	\$1,800,000   ±112 PSF	
<b>Rental Rate</b>	\$12 PSF NNN	
<b>Available Spaces</b>	Entire Building	16,110 SF
	Unit 1	8,055 SF
	Unit 2	8,055 SF

**PROPERTY HIGHLIGHTS**

**Owner-User Opportunity** | Existing tenant on MTM lease with 30-day termination option

**Flexible Configuration** | Divisible into two ±8,055 SF suites





**High Visibility** | Canton Road frontage with ±22,900 VPD

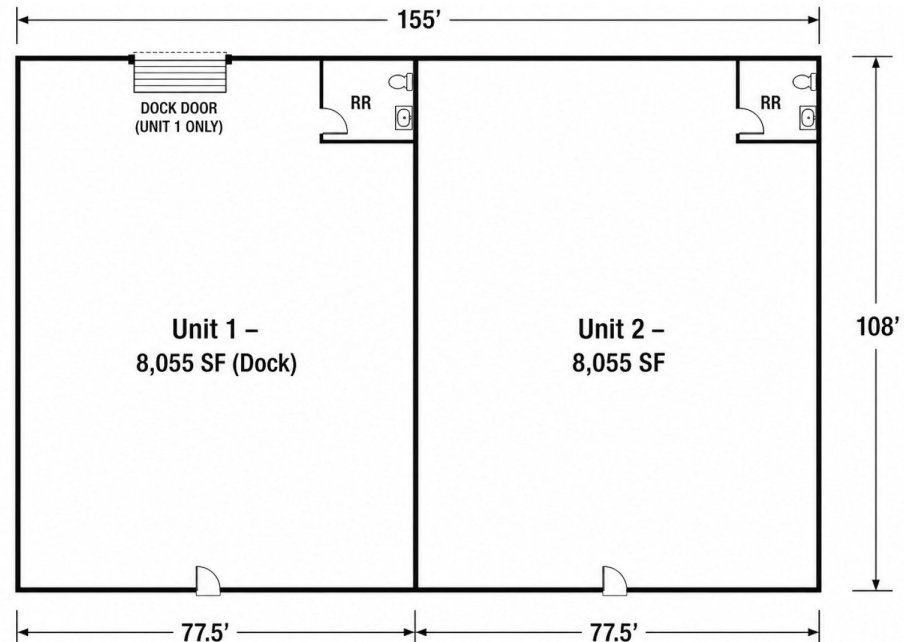
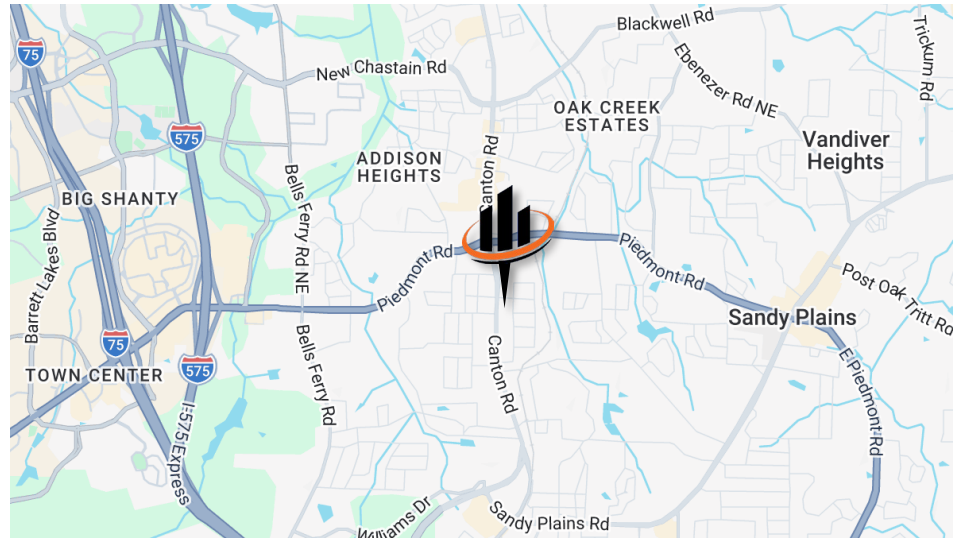
**Excellent Access** | Convenient connectivity to I-75

**Versatile NRC Zoning** | Retail, office, & service-oriented uses

**Rear Loading** | 8' dock door and additional rear parking

**DEMOGRAPHICS**

	 TOTAL POPULATION	 MEDIAN AGE	 AVG HH INCOME	 MEDIAN HOME
<b>1-Miles</b>	5,800	43.4	\$126,221	\$389,235
<b>3-Miles</b>	63,669	38.7	\$126,042	\$412,853
<b>5-Miles</b>	190,519	38.8	\$127,188	\$436,437



Canton Rd

±8k SF

±8k SF

Loading Dock

Vehicle & Equipment Storage

**EXCLUSIVELY LISTED BY:**

**Jake Creviston**

Senior Brokerage Advisor

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