



### PROPERTY SUMMARY

Presenting a prime leasing opportunity at 2230 Palm Street in Canton, GA. This premier property offers a versatile 1,600SF building with an additional 350SF of outbuilding storage. Perfectly suited for a range of commercial pursuits. Boasting a strategic location at a signalized intersection, this corner parcel ensures high visibility and seamless accessibility. Zoned GC and featuring the Palm Street Re-Connection Project, this space is primed for success. With a traffic count of approximately 20,000 vehicles per day, this property presents an outstanding opportunity for businesses seeking a bustling location to thrive. Don't miss the chance to elevate your enterprise in this dynamic commercial space.

### PROPERTY HIGHLIGHTS

- Additional 350 SF conditioned storage
- Large Yard to Park vehicles
- Corner Parcel on Signalized Intersection
- Zoned GC
- VPD - +/-20,000

<b>Lease Rate</b>	\$2,950.00 per month (NN)	<b>Zoning</b>	GC
<b>Site Size</b>	0.4 Acres	<b>Market</b>	Holly Springs
<b>Building Size</b>	1,950 SF		
<b>Cap Rate</b>	-%		
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**Del Creviston, CCIM**  
Managing Director  
O: 770.992.5112  
del.creviston@svn.com  
GA #161898