

±1-Acre General Commercial Development Site

FOR SALE

2201 Reinhardt College Pkwy
Canton, GA 30114



PROPERTY OVERVIEW

- ±1-acre flexible GC zoned parcel in Canton, GA on GA Hwy 140, Reinhardt College Parkway.
- Located next to Publix-anchored Laurel Canyon Village shopping center (±750K visits annually per placer.ai) and a new Mavis Tire.
- Surrounded by densely populated residential single family and luxury apartment communities as well as numerous golf courses.
- Other nearby traffic generators include Reinhardt College with 1,200+ students and Lake Arrowhead with over 3,500 single family homes with amenities including golfing, lake fishing, marina and more.
- Underserved area for casual dining and fast-food concepts according to ESRI.
- High growth area with 5-mile population of 48,883 and average household income of \$116,946.
- Highly visible flat topo with potential for multiple points of ingress and egress.
- Utilities on site include water and electricity, sewer nearby
- Near Downtown Canton - 3 miles south and Interstate 575 is 3.5 miles southeast of the property

OFFERING SUMMARY

| | |
|----------------------|---|
| Property Address: | 2201 Reinhardt College Pkwy Canton, GA 30114 |
| County: | Cherokee |
| Site Size: | ±1 Acre |
| Parcel ID(s): | 14-0154-0008 |
| Zoning: | GC (General Commercial) |
| Proposed Use: | Commercial, Medical, Skilled Services |
| Available Utilities: | Water, Electricity |
| Price/Acre: | \$725,000 |

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SALE PRICE

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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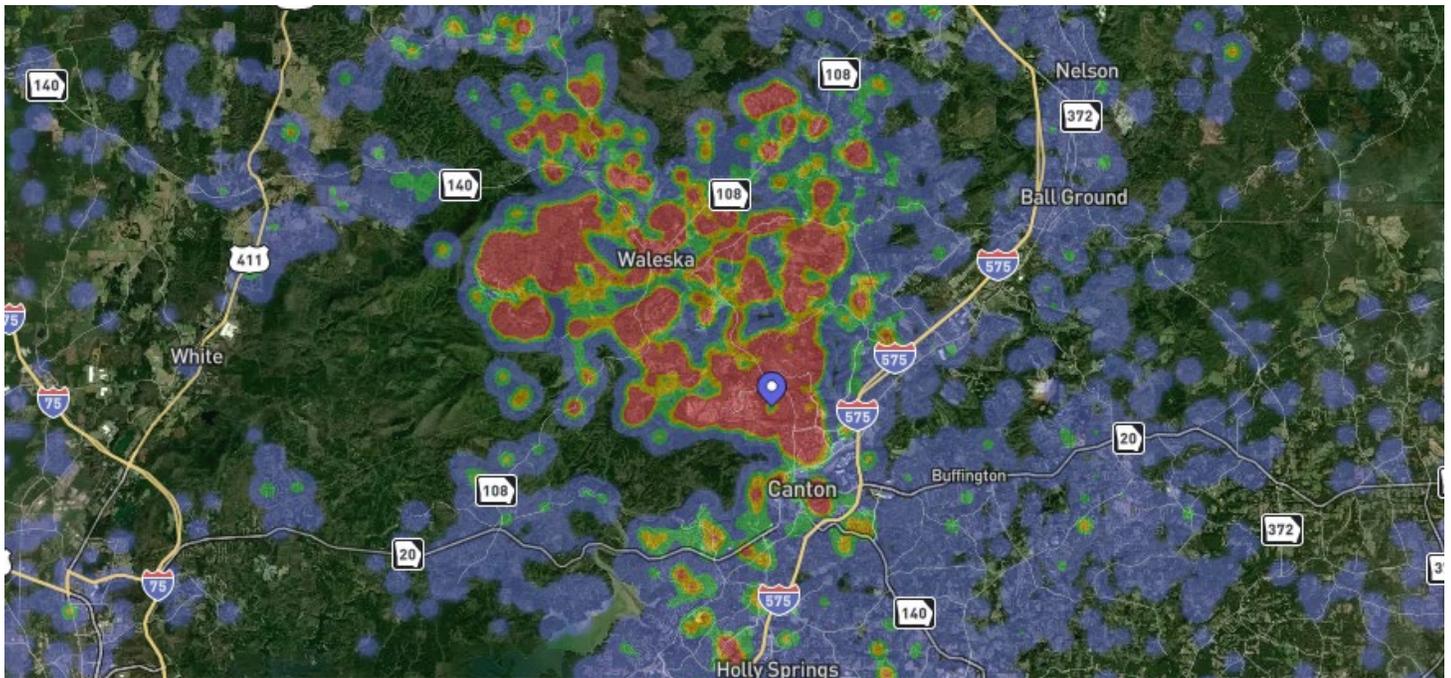
DEMOGRAPHICS

| | 1-Mile | 5-Mile | 10-Mile |
|-----------------------|-----------|-----------|-----------|
| Population | 4,993 | 23,962 | 48,883 |
| Households | 1,963 | 9,104 | 17,457 |
| Avg. Household Income | \$126,866 | \$111,948 | \$116,946 |

Source: 2024 ESRI

NEIGHBORING PUBLIX SITE VISIT DENSITY

Source: Placer.Ai March 2024-2025



737.6K
Annual Visits

\$31.2M
Annual Sales

+4.7%
Visits YoY

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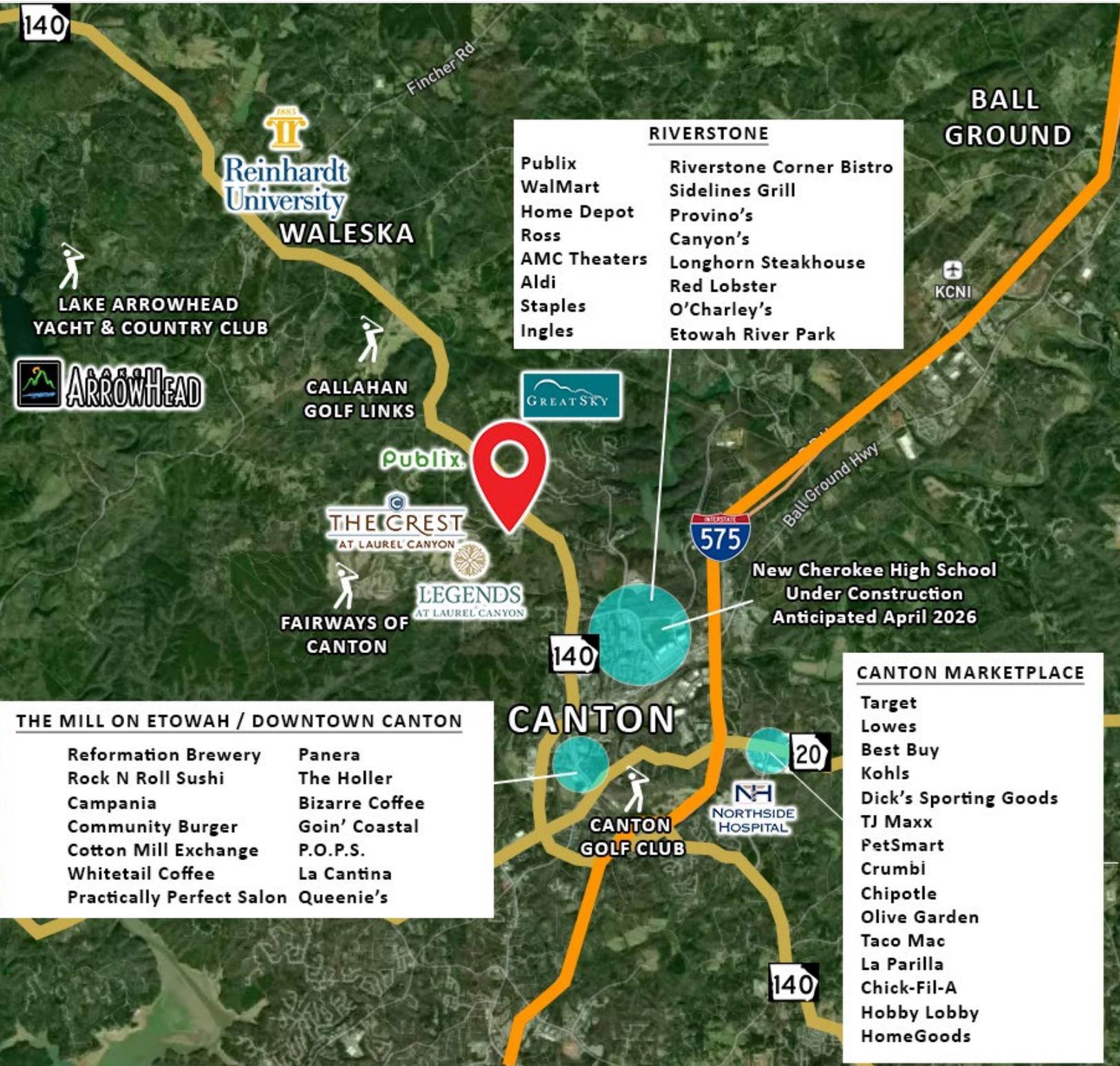


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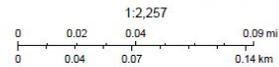
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CITY OF CANTON SEWER MANHOLE MAP



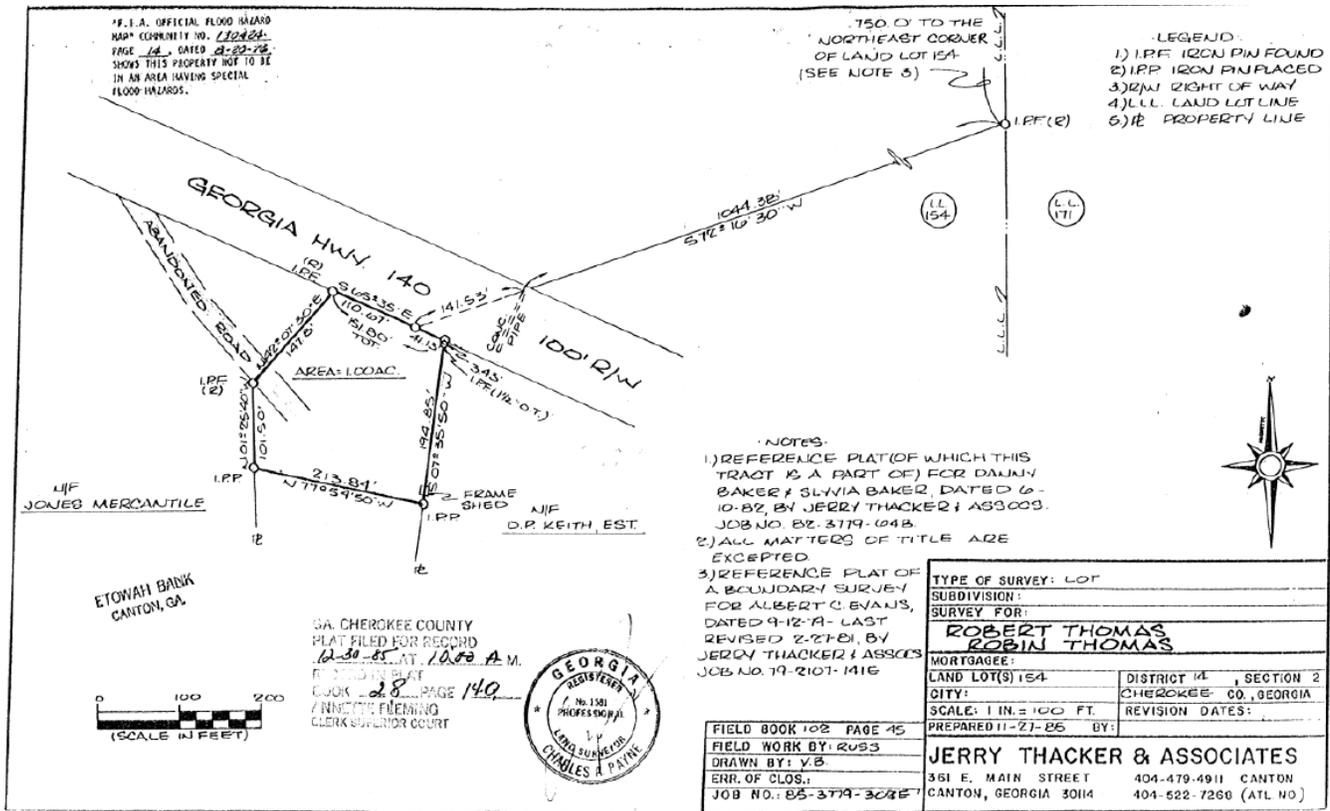
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Cherokee County Streets - Main Roads Aerial 2024 + Address
 Cherokee County Streets - Local Roads Red: Band_1 White: Cherokee County Parcels
 Green: Band_2 Blue: Band_3 Water Mains
 Sanitary Sewer Manholes



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community.

RECORDED PLAT WITH SURVEY



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