



For Sale or  
Lease

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Canton, GA 30114

**Educational Facility for Sale or Lease**

**Price/Rate:** Negotiable

**Square Feet:** ± 107,296 SF

**Acres:** ± 13.24 AC

**Zoning:** R-20

**Parking:** ± 250 Spaces

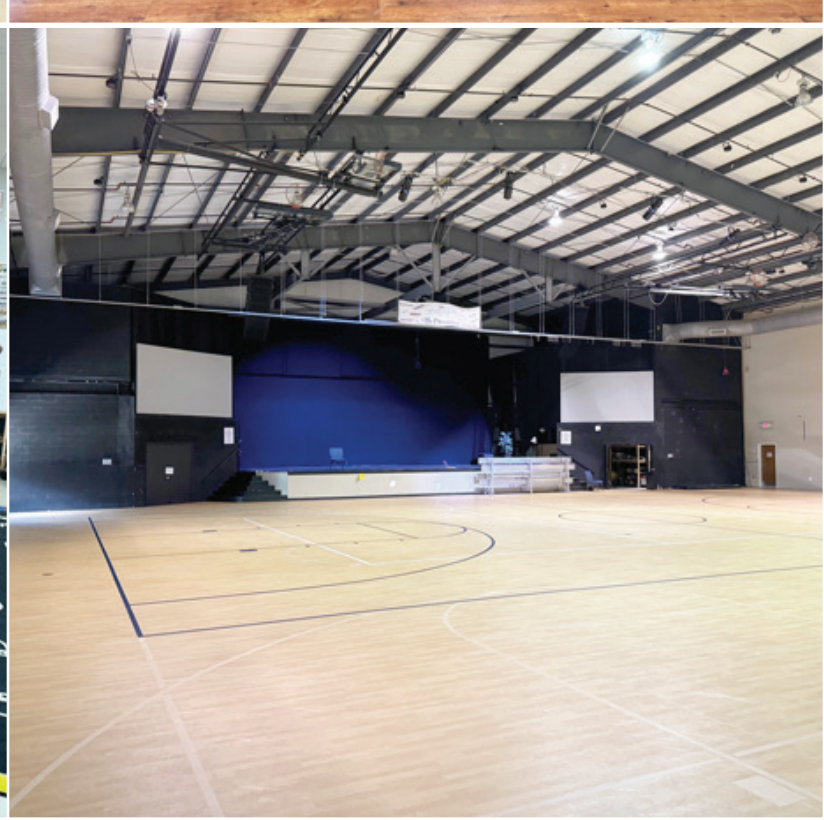
**Year Built:** Main 1999 | Gymnasium 2007

**Construction:** Brick and block with CMU hallways

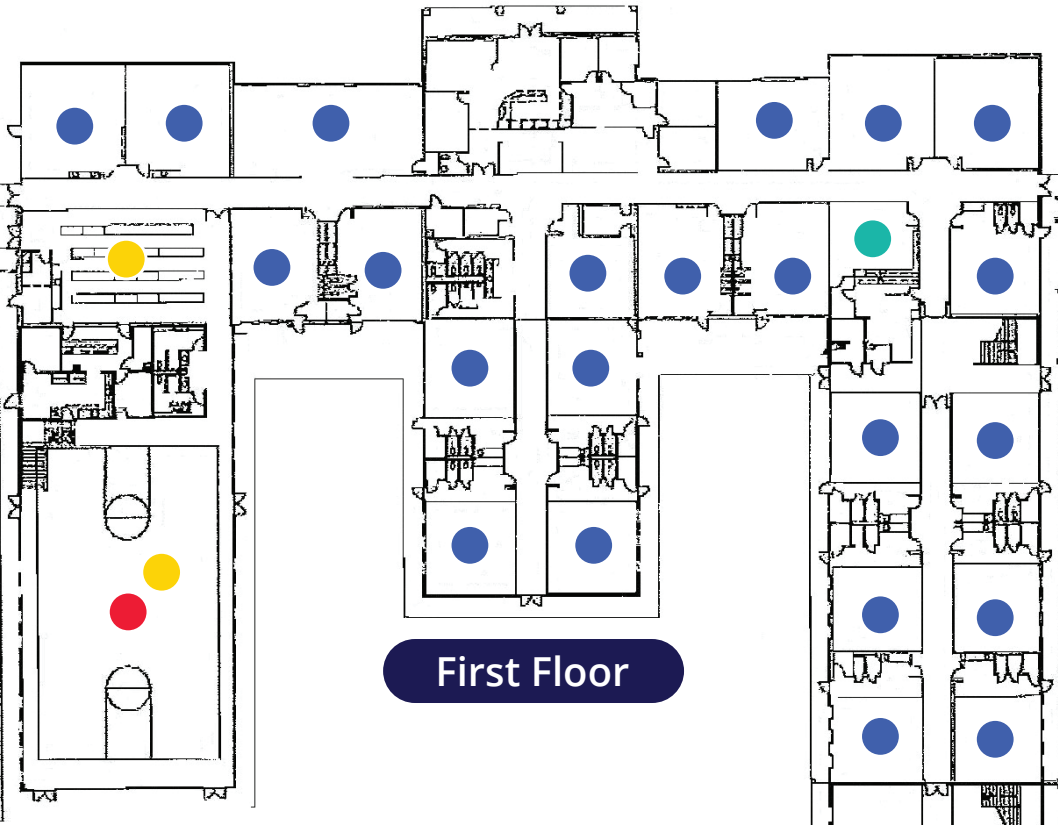
**Space includes:**

- Large Gymnasium with Raised Stage
- Commercial Kitchen with a nutrition office
- 2 Dining Areas
- Administration offices and Faculty Lounge
- Outside play areas and courtyards
- ± 53 Classrooms | ± 21 have interior/private bathrooms
- Sprinklered Throughout
- Gated and Striped to accommodate carpool
- Expansion Areas for growth
- Zoning allows for multiple uses

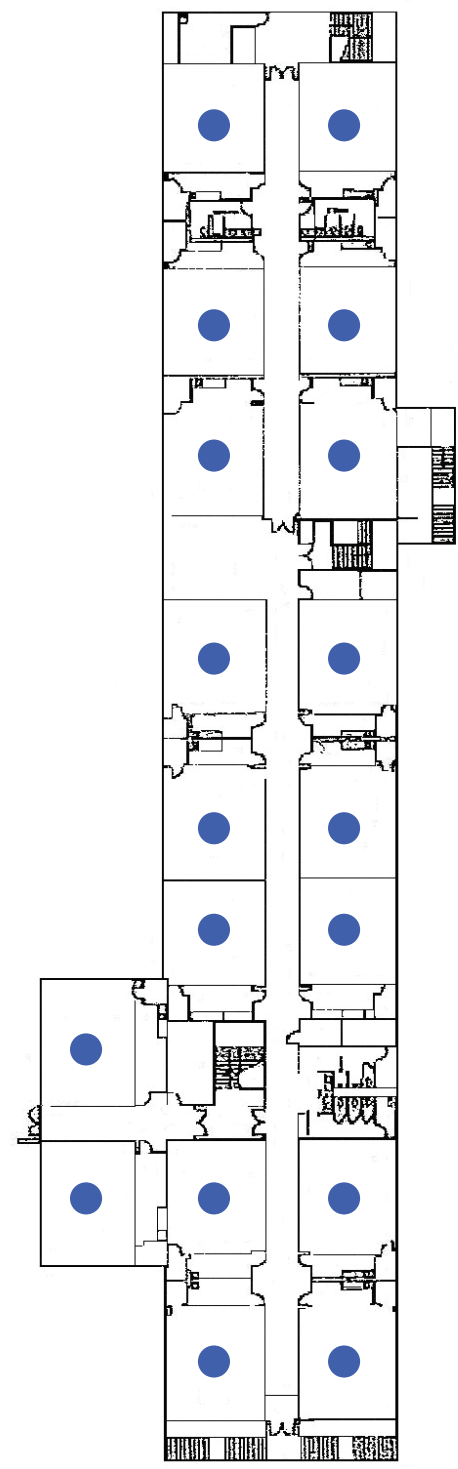
Property Photos



# Floor Plan



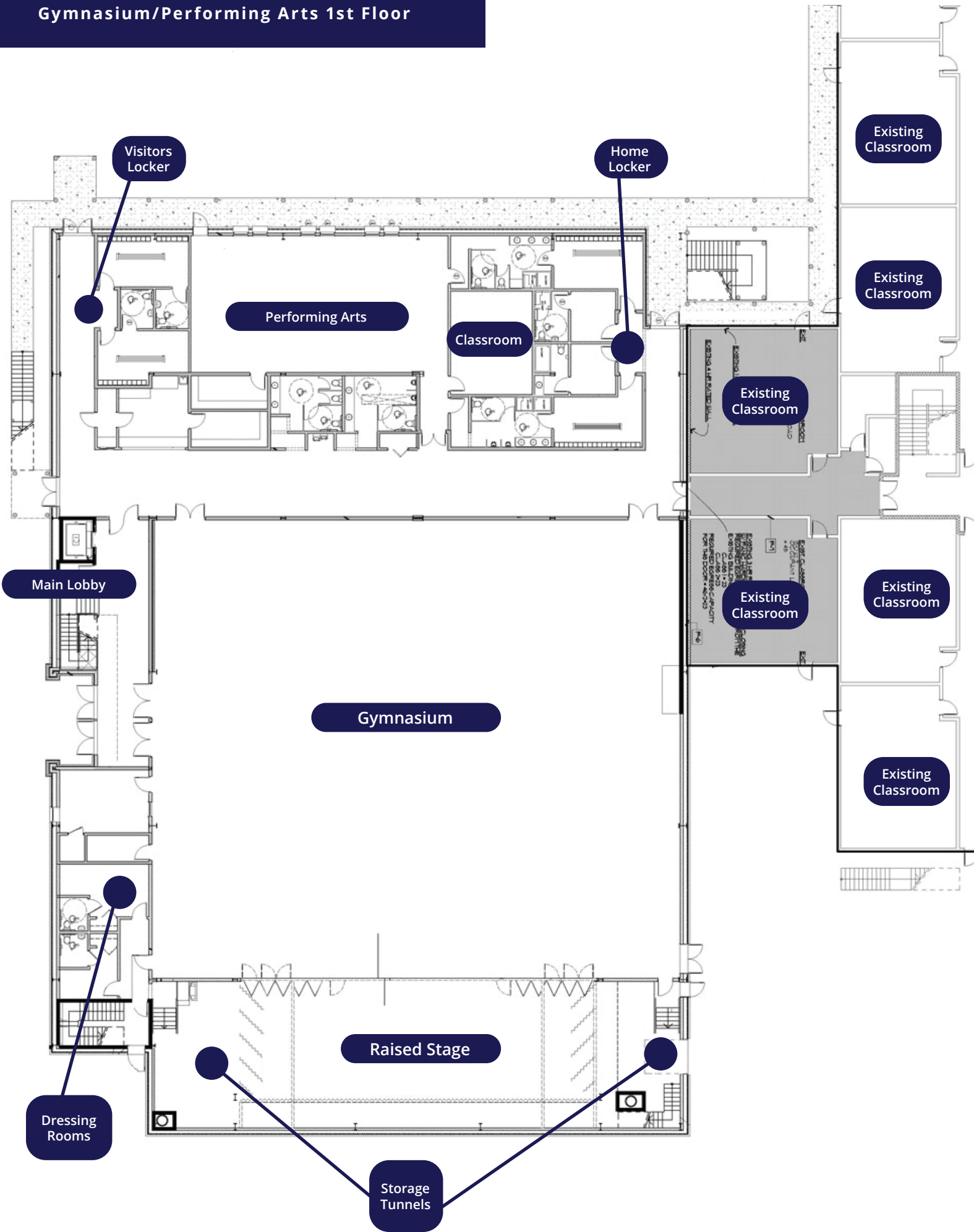
First Floor



Second Floor

- - Classrooms
- - Gym
- - Dining
- - Faculty Room

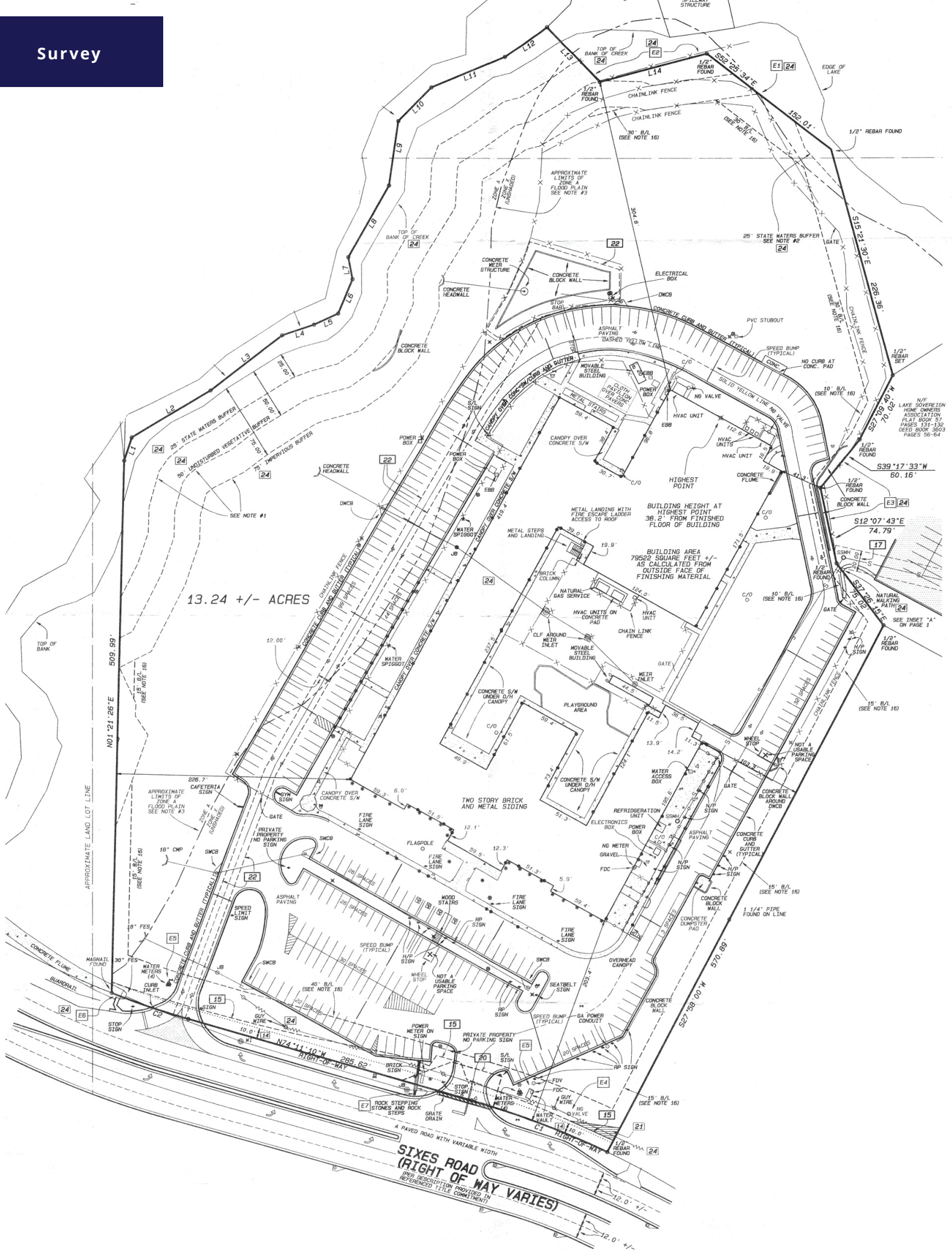
# Gymnasium/Performing Arts 1st Floor



# Gymnasium/Performing Arts 2nd Floor



# Survey



13.24 +/- ACRES

SIXES ROAD (RIGHT OF WAY VARIES)  
PROPERTY DESCRIPTION PROVIDED IN REFERENCED TITLE COMMITMENT

N/F LAKE SOVEREIGN HOME OWNERS ASSOCIATION PLAT BOOK 57 PAGES 131-136 DEED BOOK 3603 PAGES 56-64

APPROXIMATE LAND LOT LINE  
N01°24'26"E 509.99'

APPROXIMATE LIMITS OF FLOOD PLAIN SEE NOTE #3

CONCRETE CURB AND GUTTER (TYPICAL)

ASPHALT PAVING

SMCB

SPEED BUMP (TYPICAL)

WHEEL STOP

NOT A USABLE PARKING SPACE

POWER METER ON SIGN

PRIVATE PROPERTY NO PARKING SIGN

BRICK SIGN

ROCK STEPPING STONES AND ROCK STEPS

GRATE DRAIN

A PAVED ROAD WITH VARIABLE WIDTH

CONCRETE BLOCK WALL

CONCRETE CURB AND GUTTER (TYPICAL)

CONCRETE BLOCK WALL

CONCRETE BLOCK WALL

CONCRETE BLOCK WALL

TOP OF BANK

APPROXIMATE LAND LOT LINE

CONCRETE HEADWALL

DWCB

CONCRETE BLOCK WALL

CONCRETE HEADWALL

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25' STATE WATERS BUFFER

UNDISTURBED VEGETATIVE BUFFER

75' IMPERVIOUS BUFFER

CONCRETE HEADWALL

DWCB

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L17

L18

S12 107°43'E 74.79'

S39°17'33"W 60.16'

S15 21°30'E 226.36'

S15 21°30'E 152.01'

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SEE NOTE #1

SEE NOTE #2

SEE NOTE #3

SEE NOTE #16

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# Surrounding Area




The Outlet  
Shoppes at Atlanta



## Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
2023 Population	47,750	120,337	380,641
Total Family Households	17,292	43,275	136,941
Median Household Income	\$107,860	\$101,911	\$99,447
Consumer Expenditure - Education	\$36,571,655	\$86,952,466	\$282,574,043

## Location



Downtown Canton  
± 9 Miles

I-575  
± 1.5 Miles

Sixes Rd