

OFFICE FOR SALE

3.92 ACRES ZONED OI - POTENTIAL TO REZONE TO NC

4195 Hickory Flat Hwy, Canton, GA 30115



PROPERTY DESCRIPTION

Prime Commercial Development Opportunity – 3.92 Acres on Hickory Flat Hwy Located in the heart of Cherokee County's high-growth corridor, this 3.92-acre parcel offers exceptional visibility and access along Hickory Flat Highway (GA-140). Currently zoned Office Institutional (OI), the property presents a flexible development opportunity and could be easily rezoned to Neighborhood Commercial (NC) to accommodate a wider range of retail or service uses. With a daily traffic count of approximately 17,800 vehicles, this site is ideal for office, medical, retail, or mixed-use development. The area is experiencing rapid residential growth, and the property's proximity to major residential communities, schools, and commercial centers enhances its appeal. Highlights: 3.92 acres with level topography Zoned OI with rezoning potential to NC High-visibility frontage on Hickory Flat Hwy (GA-140) Three Access Points Daily traffic count of approximately 17,800 vehicles Site Development Plans and Driveway Plans available upon Request

OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	142,174 SF
Building Size:	4,399 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	482	1,881	
Total Population	201,624	1,486	5,729
Average HH Income	\$189,956	\$186,207	\$178,804

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

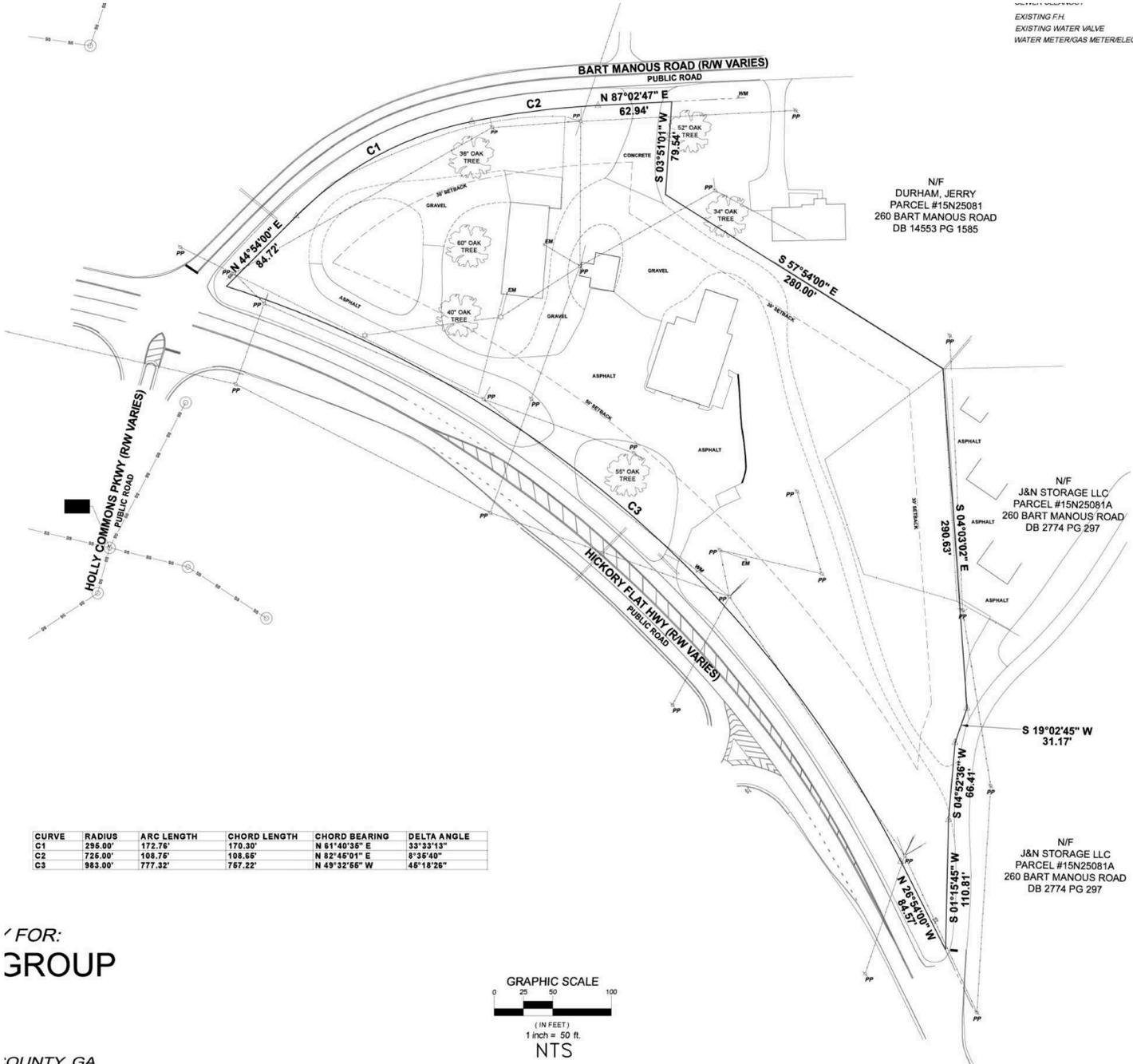
DEEDEE VERES

Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

OFFICE FOR SALE

3.92 ACRES ZONED OI - POTENTIAL TO REZONE TO NC

4195 Hickory Flat Hwy, Canton, GA 30115



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

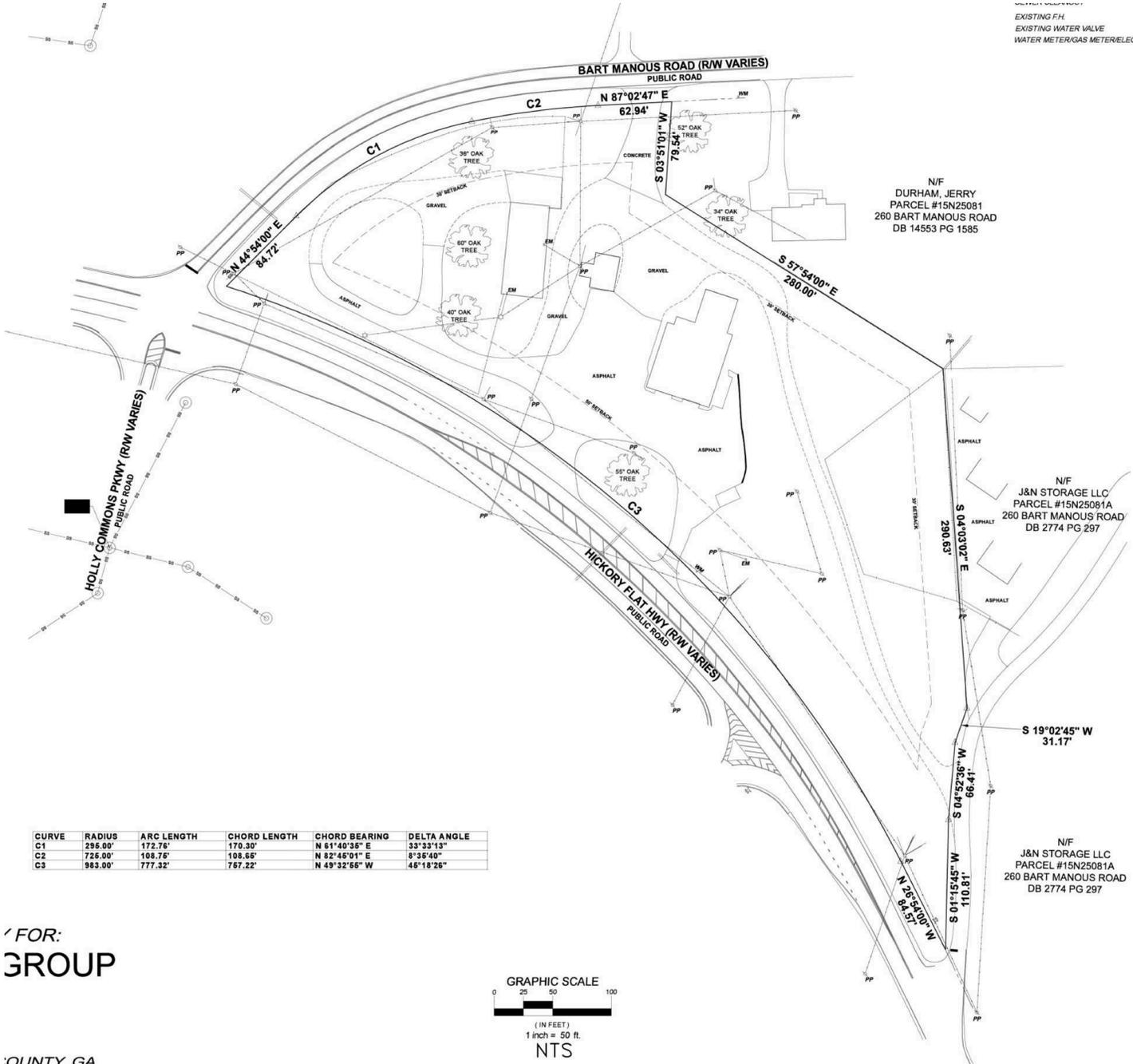
DEEDEE VERES

Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

OFFICE FOR SALE

3.92 ACRES ZONED OI - POTENTIAL TO REZONE TO NC

4195 Hickory Flat Hwy, Canton, GA 30115



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

OFFICE FOR SALE

3.92 ACRES ZONED OI - POTENTIAL TO REZONE TO NC

4195 Hickory Flat Hwy, Canton, GA 30115



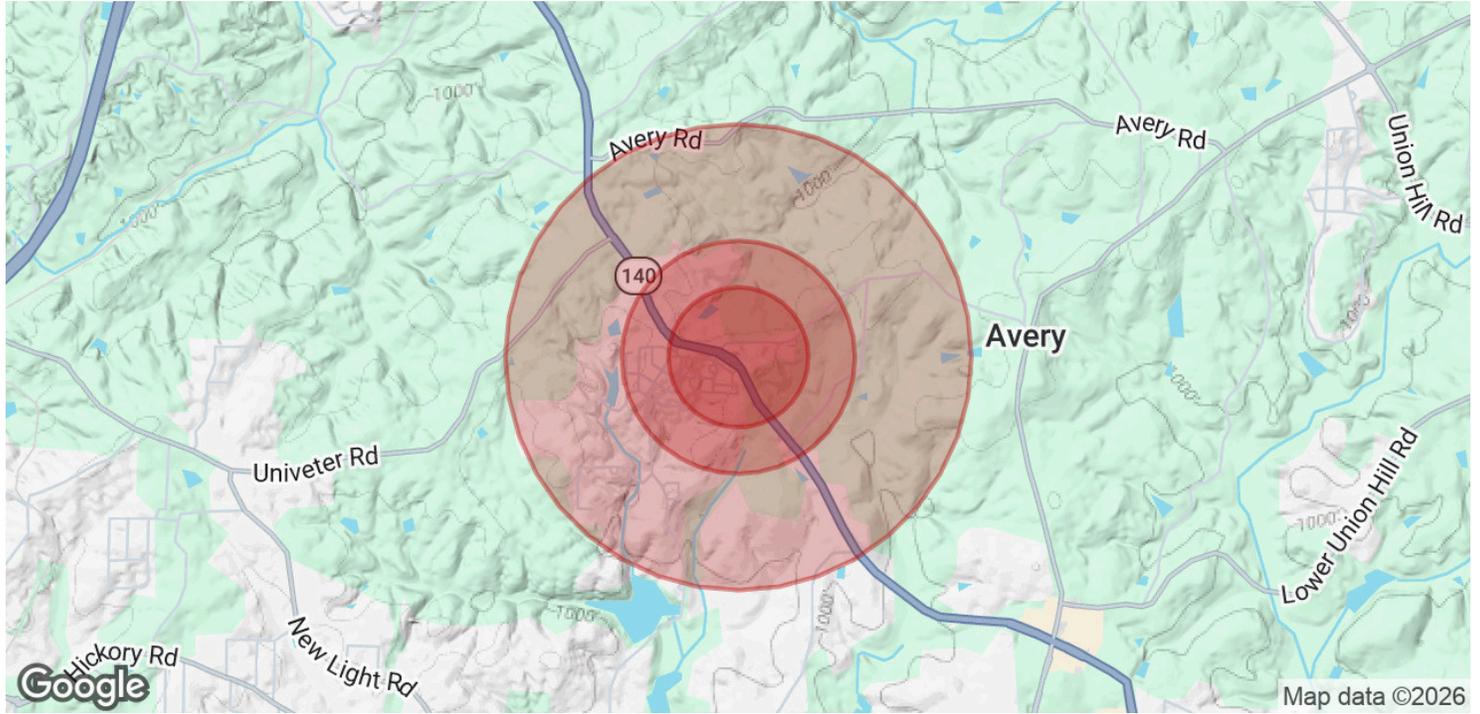
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

OFFICE FOR SALE

3.92 ACRES ZONED OI - POTENTIAL TO REZONE TO NC

4195 Hickory Flat Hwy, Canton, GA 30115



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	624	1,486	5,729
Average Age	37	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	482	1,881
# of Persons per HH	3.1	3.1	3
Average HH Income	\$189,956	\$186,207	\$178,804
Average House Value	\$488,700	\$484,871	\$487,835

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928