



2201 Reinhardt College Pkwy
Canton, GA 30114

Offering Memorandum

Development Site | ± 1 Acre

Canton, GA | GC Zoned



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BULL REALTY, INC.

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Property Overview

This ± 1 -acre GC zoned parcel is located less than 1,000 ft from the new Publix anchored Laurel Canyon Village Shopping Center in Canton, GA. This busy area currently has traffic counts of almost 20K VPD.

The immediate area is densely populated with residential and luxury apartment communities with over 48K people and an average household income of over \$116K.

Reinhardt College (1,200+ students) and Lake Arrowhead (over 3,500 single family homes) are nearby.

ESRI studies indicate that the area is underserved for casual dining and fast food concepts.

HIGHLIGHTS

- ± 1.0 Acre of GC zoned frontage on busy Reinhardt Pkwy in Canton/Cherokee County, GA.
- Ideal for retail, fast food and medical concepts.
- Nearby traffic generators include Publix (4.7% Y over Y growth*) Mavis Tire, Reinhardt College and a densely populated residential corridor.
- Easy access to “Hot” downtown Canton, I-575 and I-75.
- 11.6% population growth within 1 mile from 2020-2024!
- Utilities on-site include water, electricity and sewer nearby.
- Assemblage opportunity with ± 0.75 acre adjacent parcel.

**Source: placer.ai*



Property Overview

SITE:

ADDRESS:	2201 Reinhardt College Pkwy Canton, GA 30114
COUNTY:	Cherokee
PARCEL ID:	14-0154-0008
SITE SIZE:	±1 AC
ZONING:	GC
IDEAL USE:	Retail, fast food, medical
UTILITIES:	Nearby site
TRAFFIC COUNTS:	19,800 VPD on Reinhardt College Pkwy
ASSEMBLAGE:	Adjacent ±0.75 AC potential assemblage

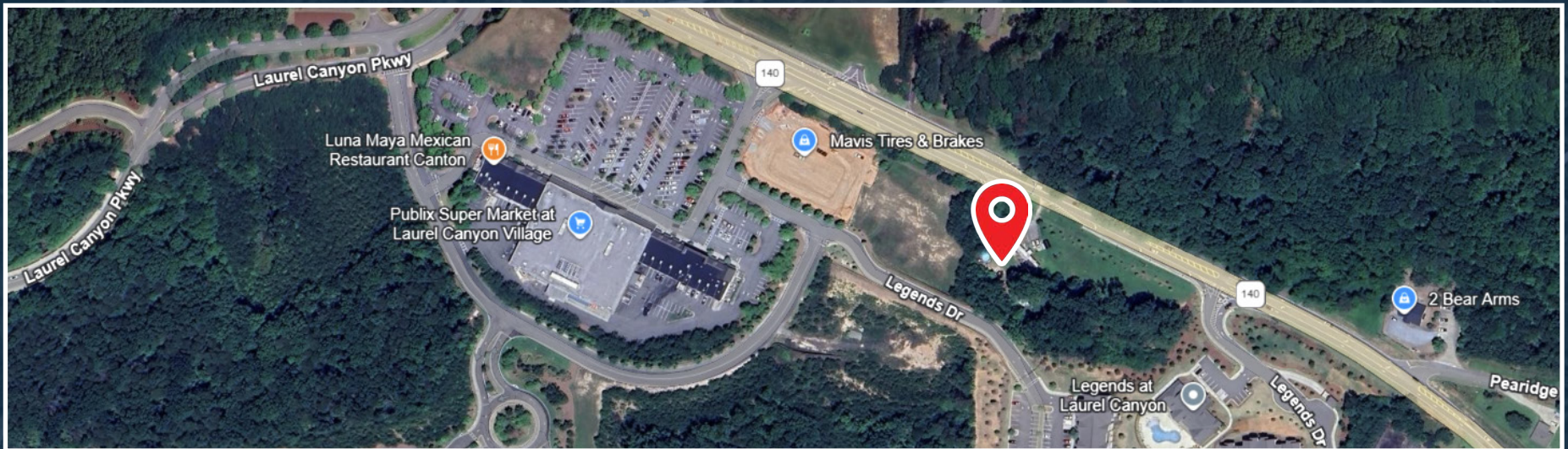
FINANCIAL:

SALE PRICE:	\$550,000
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DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
POPULATION	4,993	23,962	48,883
HOUSEHOLDS	1,963	9,104	17,457
AVERAGE HOUSEHOLD INCOME	\$126,866	\$111,948	\$116,946

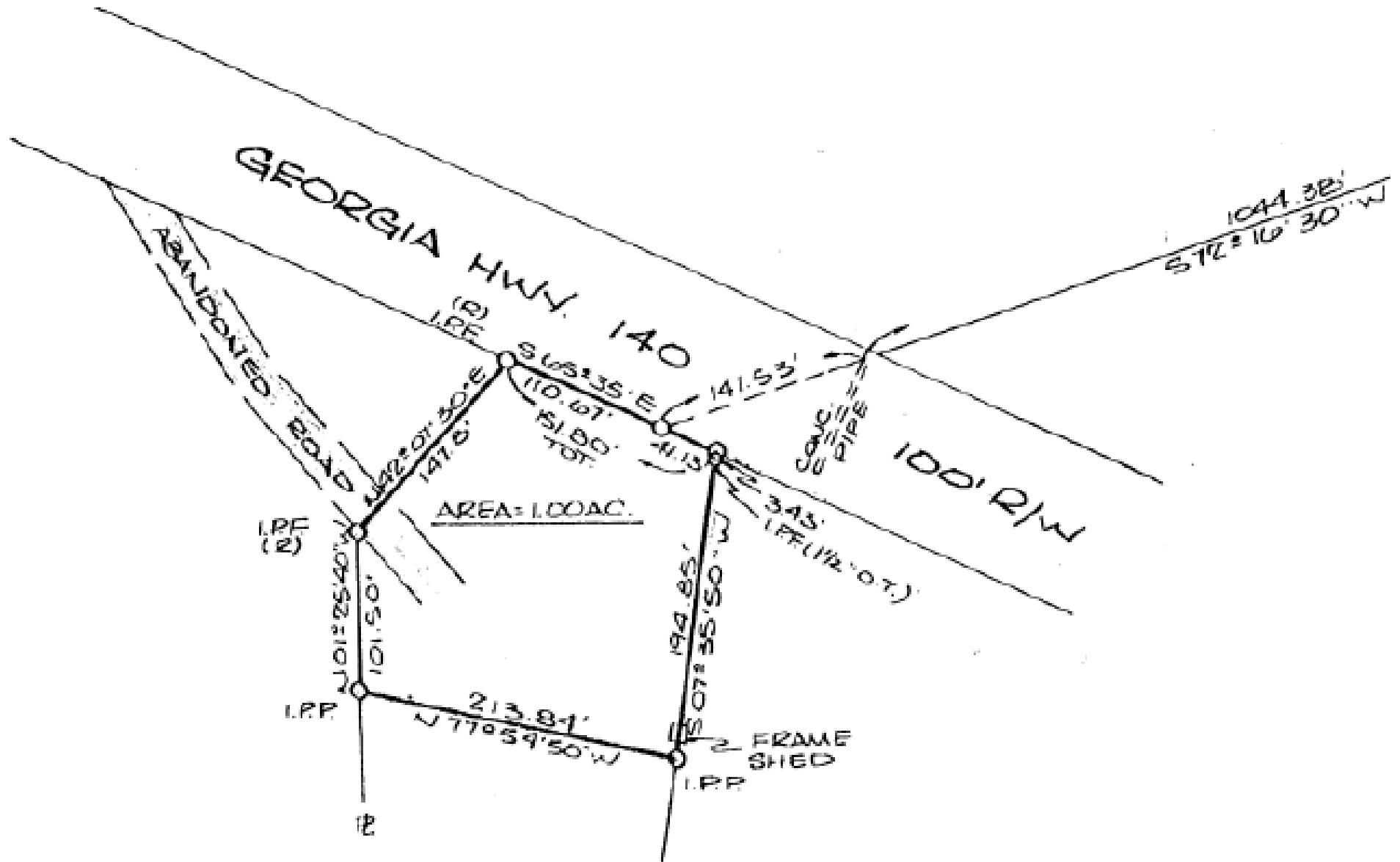
ESRI 2025



-In The Area-



—Recorded Plat with Survey —





CANTON, GA



Canton, Georgia sits in the foothills of the Blue Ridge Mountains and serves as the seat of Cherokee County. Its name reflects an early ambition: in the 1830s residents hoped it might become a silk-producing town, borrowing the name “Canton” after the Chinese city to evoke that vision. Over time, Canton evolved through the antebellum, Civil War, and industrial eras—its downtown suffered heavy damage during Sherman’s march, but the city rebuilt and later became known for cotton milling and marble production. The Canton Commercial Historic District, listed on the National Register of Historic Places, preserves a compact cluster of late-19th and early-20th century architecture, including landmarks like the Bank of Canton (1892) and early downtown blocks along Main, Church, Archer, and Marietta streets.

One of Canton’s standout attractions just outside the city limits is Gibbs Gardens—a sprawling 300-plus-acre landscaped estate featuring dozens of themed gardens, from Japanese and Monet-style waterlily gardens to expansive daffodil fields, rose terraces, and woodland paths. The gardens are spectacular in spring, when daffodils, rhododendrons, azaleas, and waterlilies bloom, and remain a popular destination throughout the year. The property blends artistic design with natural beauty, drawing visitors from across the region for its tranquility, photo opportunities, and seasonal events.

Within Canton, parks and green spaces play a central role in community life. The city maintains a network of parks including Etowah River Park, Heritage Park, Boling Park, and the downtown favorite, Cannon Park, known for its gazebo and community events. Cannon Park anchors the “Entertainment District,” surrounded by shops, restaurants, and the historic Canton Theatre. Canton’s deep roots are also celebrated at the Cherokee County History Center downtown and the nearby Funk Heritage Center, which explore the area’s Native American and early settler history.



Broker Profiles



NANCY MILLER
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Nancy Miller joined Bull Realty in 2001. In her brokerage practice, she specializes in single and multi-tenant net investment properties. Nancy is a partner at the firm and heads the National Net Lease Investment Group. She works with investors, both buyers and sellers, with 1031 exchange transactions and developers throughout the US. Known for her professionalism and work ethic, Nancy is recognized as a savvy and knowledgeable investment advisor. She has brokered over 250 transactions in recent years totaling almost \$400M in sales. Nancy's experienced team works closely to ensure that all parties have a seamless and positive experience. She is committed to continued education and periodically publishes an electronic investor newsletter, participates in a quarterly national retail industry survey done by Morgan Stanley and appears on America's Commercial Real Estate Show, the nation's leading show on commercial real estate which has been on air every week since 2010.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors, a member of the International Council of Shopping Centers (ICSC) and holds the prestigious CCIM designation. She earned her Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE
Commercial Real Estate Advisor
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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. Utilizing Bull Realty's advanced marketing, research and database technology, he delivers industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a Bachelor's Degree from Kennesaw State University and is a longtime resident of downtown Atlanta. In his free time, Adam is active in dog rescue, music, home renovations and volunteering to help preserve historic Atlanta landmarks.

ABOUT *BULL REALTY*

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>

A photograph of a modern, multi-story office building with large glass windows and a parking lot, set within a hexagonal frame.

27


YEARS IN
BUSINESS

A photograph of two people sitting at a desk on a television set, with a camera in front of them. The background features a screen displaying 'AMERICA'S COMMERCIAL REAL ESTATE SHOW', set within a hexagonal frame.

ATL

HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

A photograph of a modern conference room with a large wooden table, several chairs, and a large abstract painting on the wall, set within a hexagonal frame.

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2201 Reinhardt College Pkwy, Canton, GA 30114. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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