

DEEN RD

16008500360



4770 16008500340

4798

16008600040

1600860010

**FOR SALE - GROUND LEASE - BTS**

**1.43 AC COMMERCIAL**

**4770 CANTON RD**

Marietta, GA 30066



**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

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GA #119351

# 4770 CANTON RD, MARIETTA, GA 30066

<b>LOT SIZE:</b>	1.43 Acres+-
<b>SALE PRICE:</b>	\$600,000
<b>GROUND LEASE:</b>	\$75,000/yr
<b>FRONTAGE:</b>	390 Feet+-
<b>EXISTING ZONING:</b>	GC
<b>PROPOSED ZONING:</b>	Neighborhood Retail Commercial (NRC)

For sale, ground lease or build to suit is a 1.43 acre corner site comprised of two parcels with 390+ feet of frontage on Canton Road, a north-south undivided four lane artery with center turn lane that connects Marietta to Woodstock. The future land use is Neighborhood Activity Center (NAC). In order to develop the site, rezoning to Neighborhood Retail Commercial District (NRC) is likely required. Permitted uses under NRC zoning include professional offices, c-store with fuel pumps, car washes, drive-in fast food restaurants, banks with drive-ins, and light automotive repair establishments.

The highly visible site from both directions on Canton Road has a 30,600 traffic count to the north. The location is just 1.5 miles south of Highway 92 in Woodstock and 2.8 miles from I-575. The 3 mile population is 67,000 with a \$126,000 average household income. Cobb County's population is projected to grow by 5.5% through 2025.



- For sale, ground lease or build to suit
- 1.43 acre corner with 2 parcels
- 390+ feet of frontage on a 4 lane undivided north-south artery with center turn lane
- Highly visible site with 30,600 traffic count (to the north)
- 67,000+ population / \$126,000 avg household income 3 miles
- Future land use is Neighborhood Activity Center
- Existing GC zoning / Rezoning likely required to Neighborhood Retail Commercial District (NRC)
- NRC uses include professional offices, c-store with fuel pumps, car washes, drive in fast food restaurants, banks with drive ins, and light automotive repair establishments
- 1.5 miles to Highway 92 Woodstock / 2.8 miles to I-575

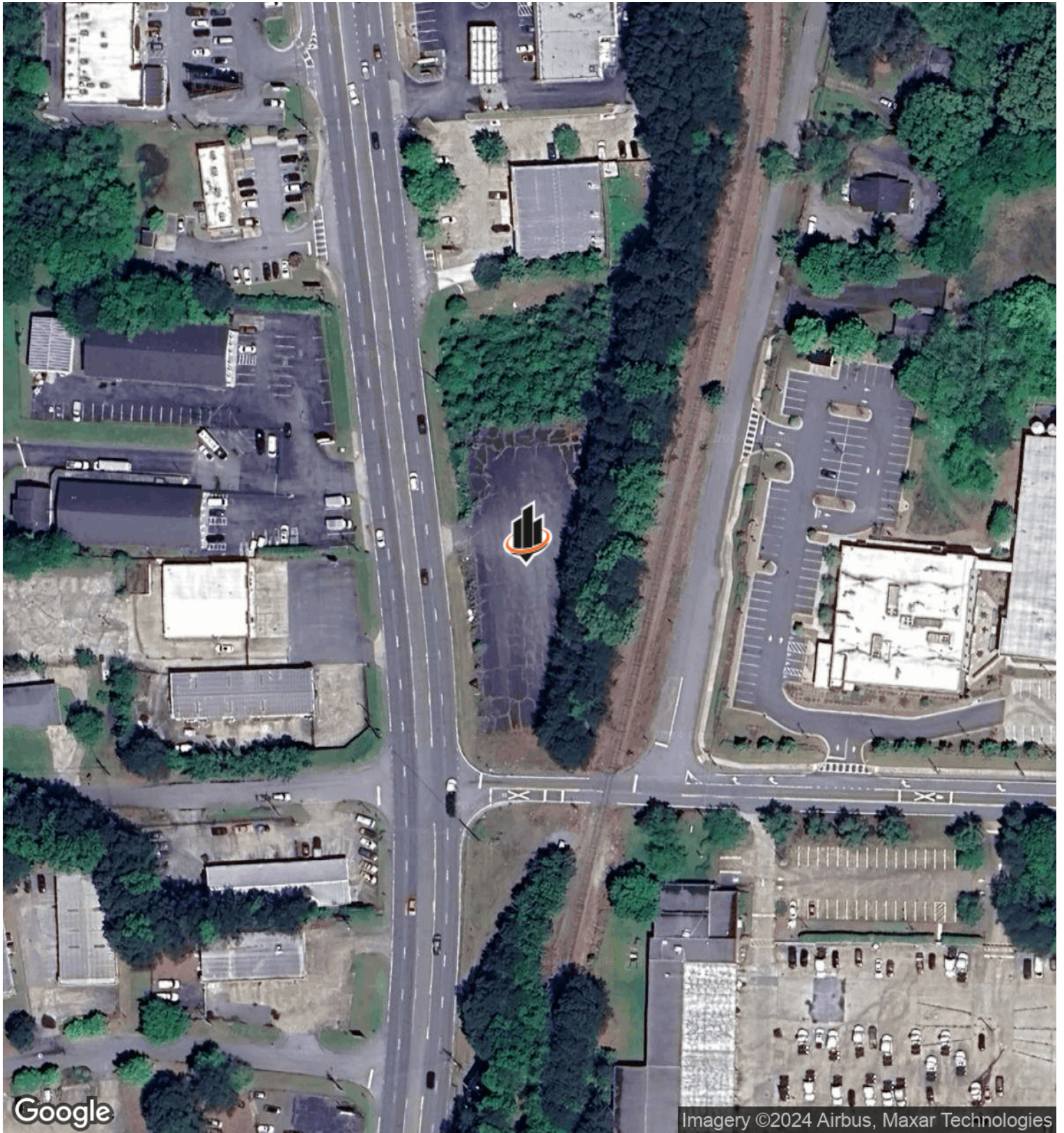
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# AERIAL MAP



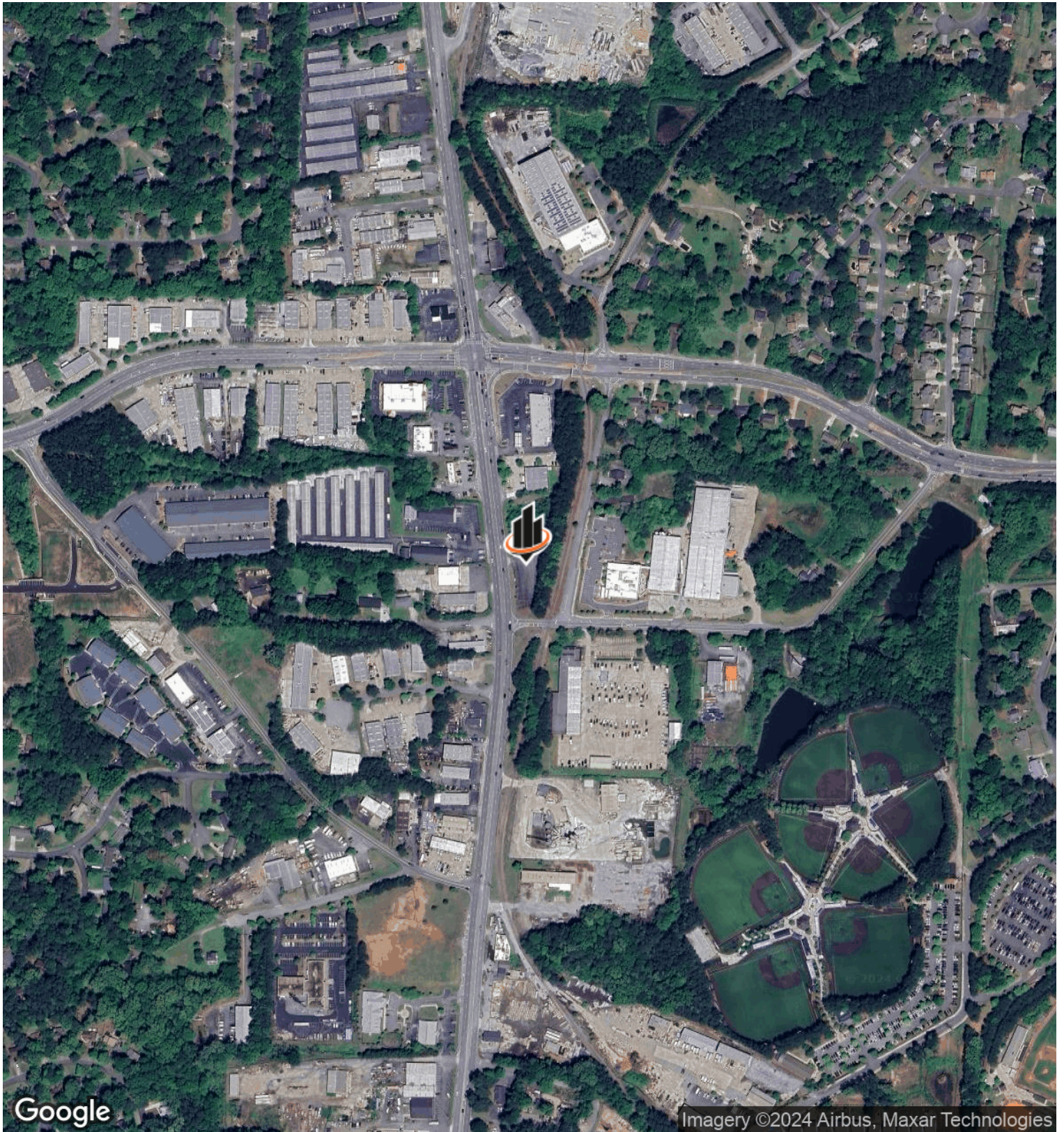
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# LOCATION MAP



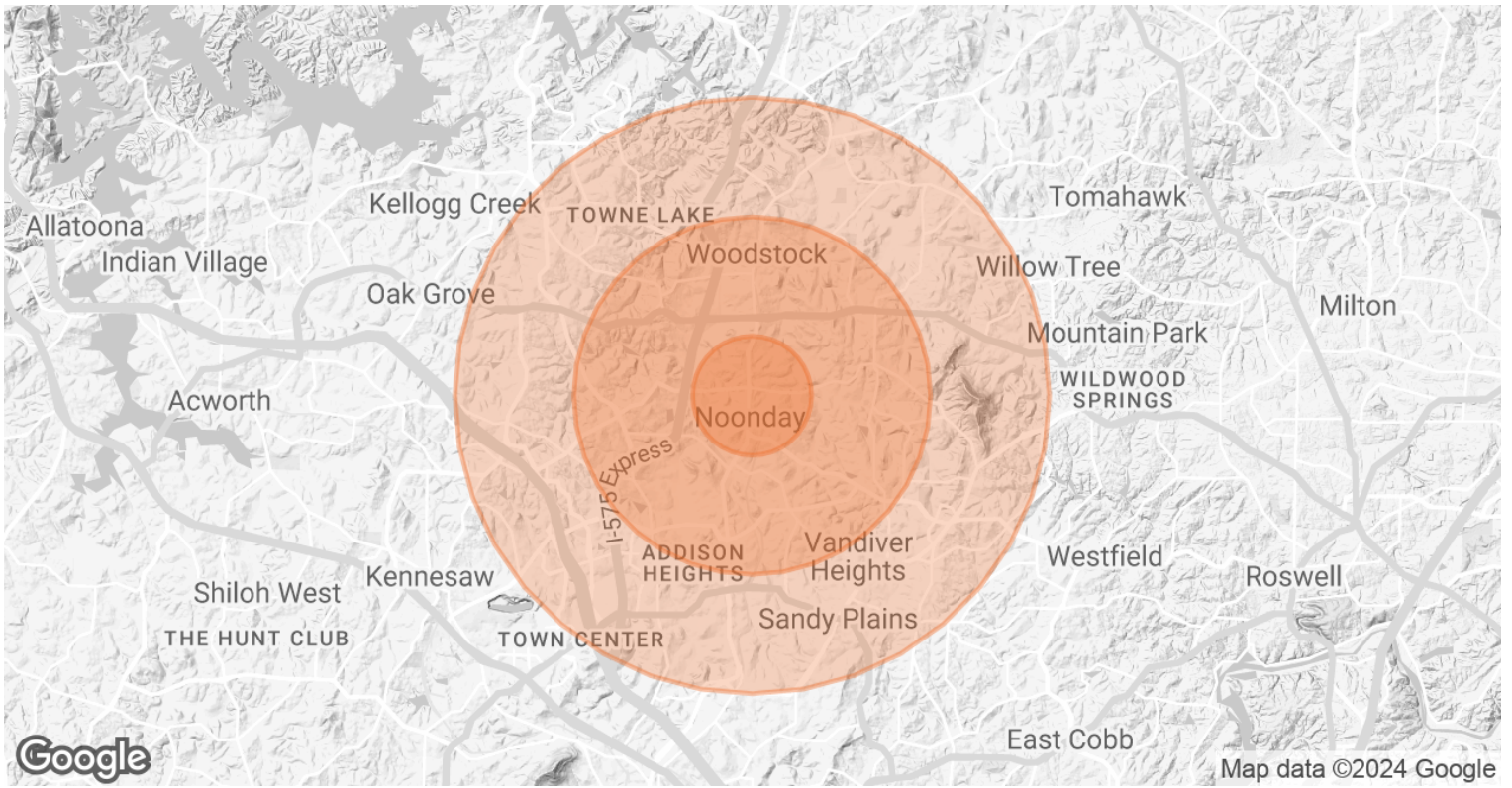
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,402	67,826	198,353
AVERAGE AGE	39	41	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	40	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,301	25,350	73,259
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$112,115	\$126,464	\$132,202
AVERAGE HOUSE VALUE	\$325,240	\$427,174	\$435,362

Demographics data derived from AlphaMap

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## ADVISOR BIO



### MATTHEW LEVIN, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 28 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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