

Commercial Development Opportunity

2.462 Acres | Zoned Neighborhood Commercial | Canton, GA



Ben Key

404.644.8909

key.benjamin@gmail.com

DOLLAR GENERAL



EXECUTIVE SUMMARY

Offering Summary

Sale Price:	\$553,950
Price per acre:	\$225,000
Lot Size:	2.462 acres
Zoning:	N'Hood Commercial
Utilities:	All Available
Co-Op Comm.:	3.5%

Demographics

	<u>1-Mile</u>	<u>3-Mile</u>
Population:	6,916	37,907
Households:	2,463	13,362
Daytime Employ.:	745	11,722
Pop Growth '23-28:	+6.75%	+6.74%
Med HH Income:	\$85,401	\$82,204

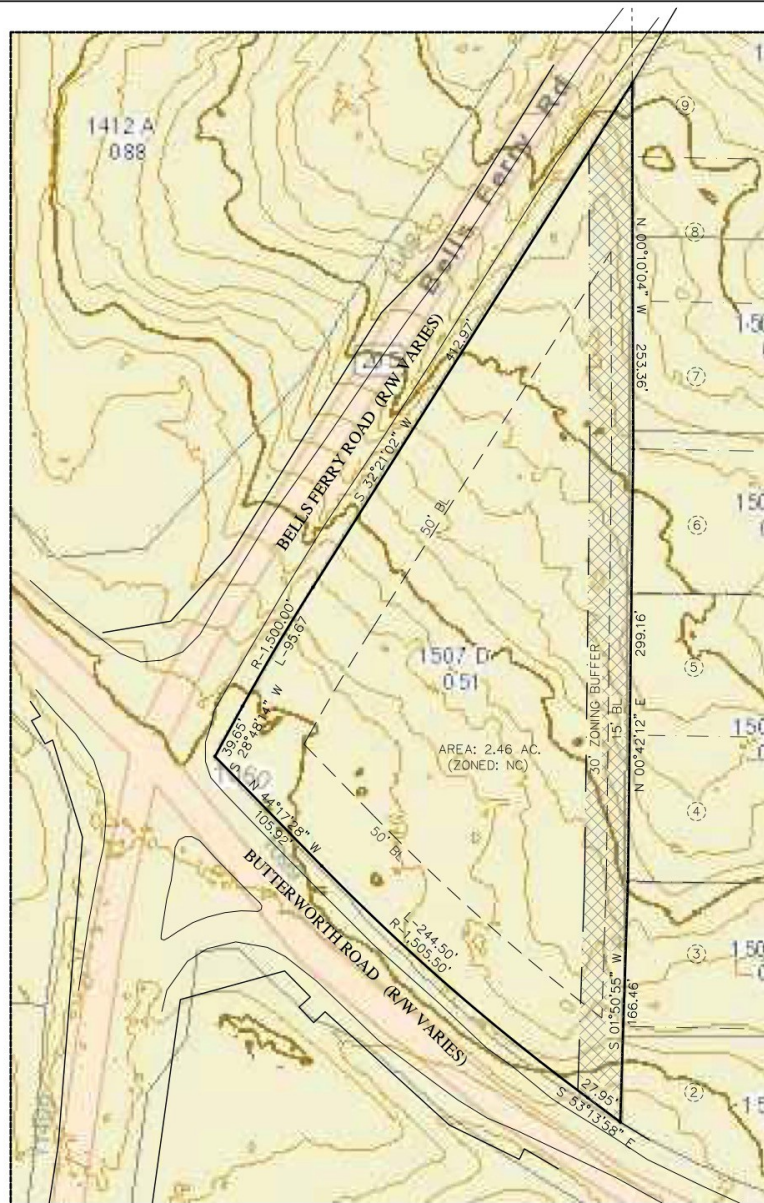
Opportunity Overview

This 2.462 acre tract is primed for immediate neighborhood retail or professional office development. Located at the busy intersection of Bells Ferry and Butterworth Roads in close proximity to River Green and Bridge Mill master planned subdivisions. The Butterworth corridor is currently an underserved trade area, and demand is steadily increasing. Ideal uses include medical/dental offices, professional offices, car wash, fast casual restaurant, and many more.

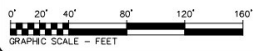
GIS Aerial



Topographic Map



HARRIS SUBDIVISION
FROM A.P. 151-151A



SITE AREA: 2.46 AC.

REVISED:

P.O. BOX 129 / 1100 HOWELL BRIDGE ROAD
BALL GROUND, GA. 30107
PHONE: (770) 735-1100 / FAX: (770) 735-0101

PROJECT LOCATED IN:
LAND LOT: 12
OF THE: 15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GA.

OWNER/DEVELOPER:
MT. VERNON VENTURES, LLC
c/o ASHLEY HOLCOMB
1100 HOWELL BRIDGE ROAD
BALL GROUND, GA. 30107
24 hr. CONTACT: (770) 656-8563

CONCEPTUAL PLAN FOR:
2.4 AC. - BUTTERWORTH/BELLS FERRY RD.

DRAWN: JW CHECKED: BS
DATE: APRIL 11, 2017

SCALE: 1" = 40'
DWG NO: J4360-C-03

Zoning Map

