

4195 HICKORY FLAT HWY

4195 Hickory Flat Hwy
Canton, GA 30115

Medical For Lease



Leasing Information:
404.869.2680

Wheeler Briggs
229.669.5399
wbriggs@lpc.com

Lincoln

Lincoln Property Company
3280 Howell Mill Road Suite 310
Atlanta, GA 30327

www.lpc.com

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Property Overview

Brand new class A medical office building in Canton, GA located 3 miles from Northside Cherokee Hospital.

Property Highlights

- 30,000 SF Medical Office Building
- Hickory Flat Highway Frontage
- 3 Floors - 10K per floor
- 18,000 SF available
- Multiple specialists already in the building will create excellent referral opportunities

Available Space

10,000 SF per floor, will div

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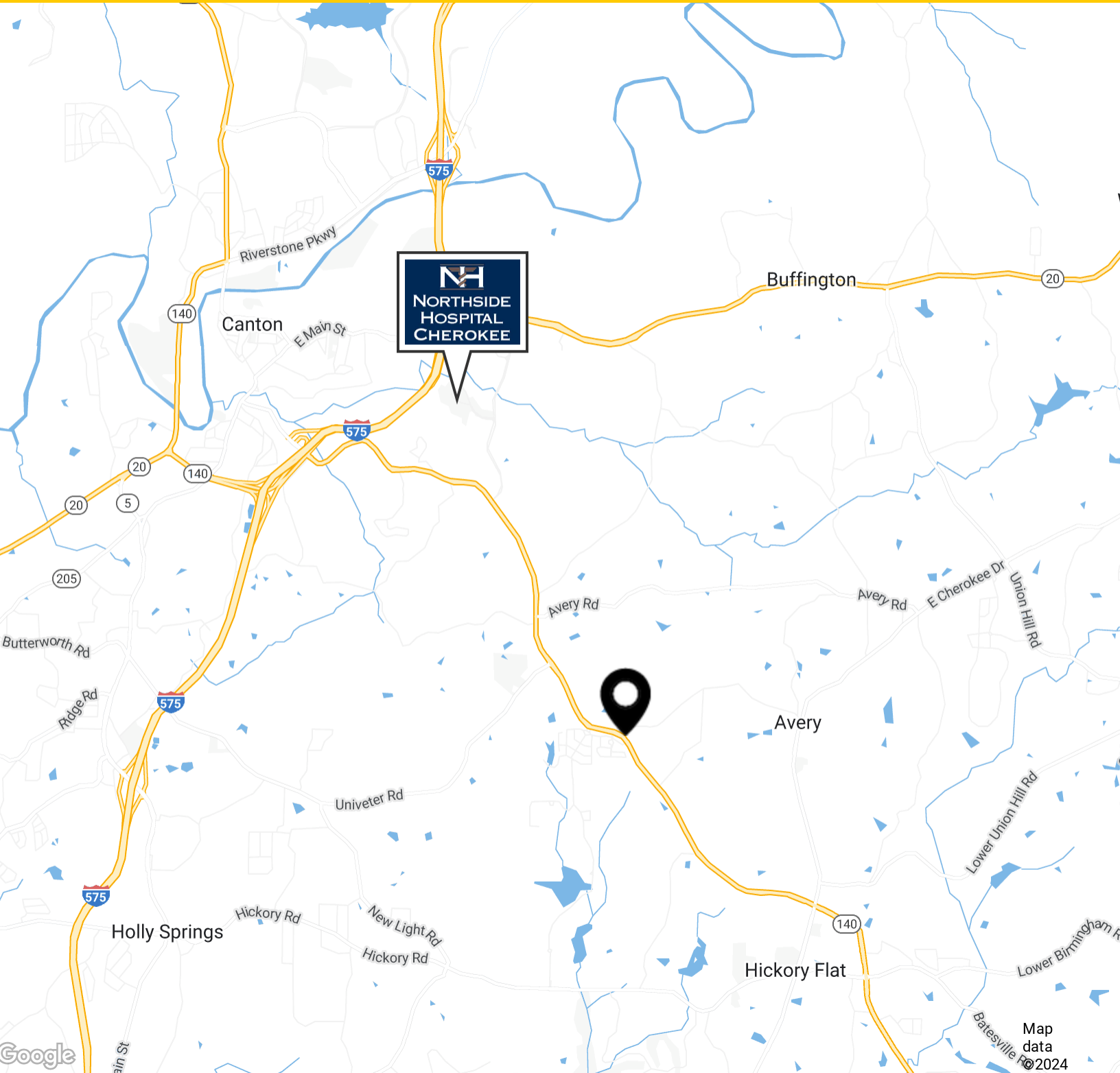
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Location Map

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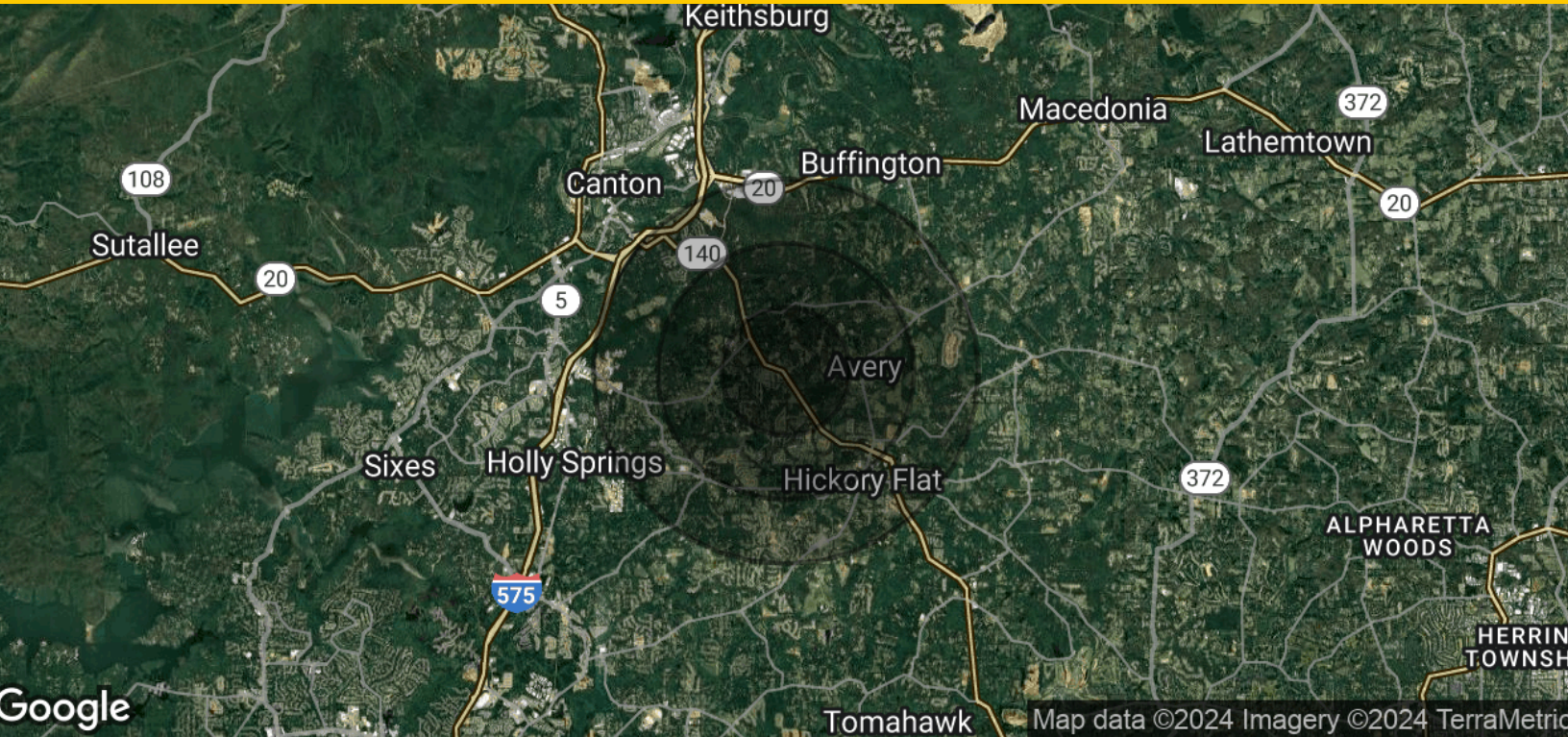
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Demographics Map & Report

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	1 Mile	2 Miles	3 Miles
Population			
Total Population	2,661	11,694	25,022
Average Age	39.0	37.0	37.0
Average Age (Male)	38.8	36.7	35.1
Average Age (Female)	42.5	38.8	39.4
Households & Income			
Total Households	926	3,868	8,065
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$146,601	\$121,815	\$110,312
Average House Value	\$358,637	\$328,008	\$307,954

* Demographic data derived from 2020 ACS - US Census

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