

HICKORY FLAT

Hickory Road & Vaughan Rd
Canton, Georgia 30115

Cherokee County

SURCHEROS

Jersey Mike's tropical SMOOTHIE CAFE

BUFFALO WILD WINGS GO

LEASING INFORMATION

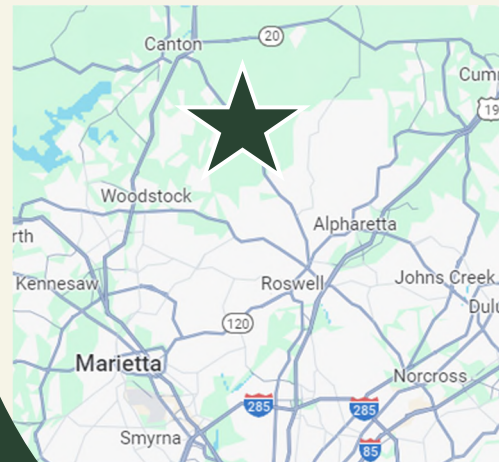
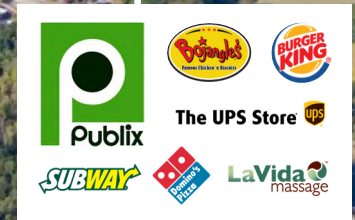
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ESTD 2020
BRIDGER
PROPERTIES

DEAN RUSK MIDDLE SCHOOL
(1,473 Students)

SEQUOYAH HIGH SCHOOL
(2,083 Students)

HICKORY FLAT ELEMENTARY
(910 Students)



- New Development across the street from Hickory Flat Commons, the 114,045 SF Kroger Center.
- Located in the heart of the neighborhoods with 26,822 Residents within 3 miles and Median Household Incomes above \$126,000.
- Highway 140 is a major north-south artery connecting Roswell, Milton, and Canton.
- Property is walking distance of 4,466 Students.
- LAST AVAILABLE SPACE IS 1,400 SF BETWEEN JERSEY MIKE'S AND BUFFALO WILD WINGS GO.

HICKORY FLAT

TRADE AREA OVERVIEW



Total Population

1 MILE: 3,551
3 MILE: 26,822
5 MILE: 66,795



Total Households

1 MILE: 1,245
3 MILE: 9,099
5 MILE: 22,712



Median HH Incomes

1 MILE: \$119,150
3 MILE: \$126,778
5 MILE: \$115,777



Total Employees

1 MILE: 2,036
3 MILE: 3,725
5 MILE: 10,529

ESTD 2020

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HICKORY FLAT

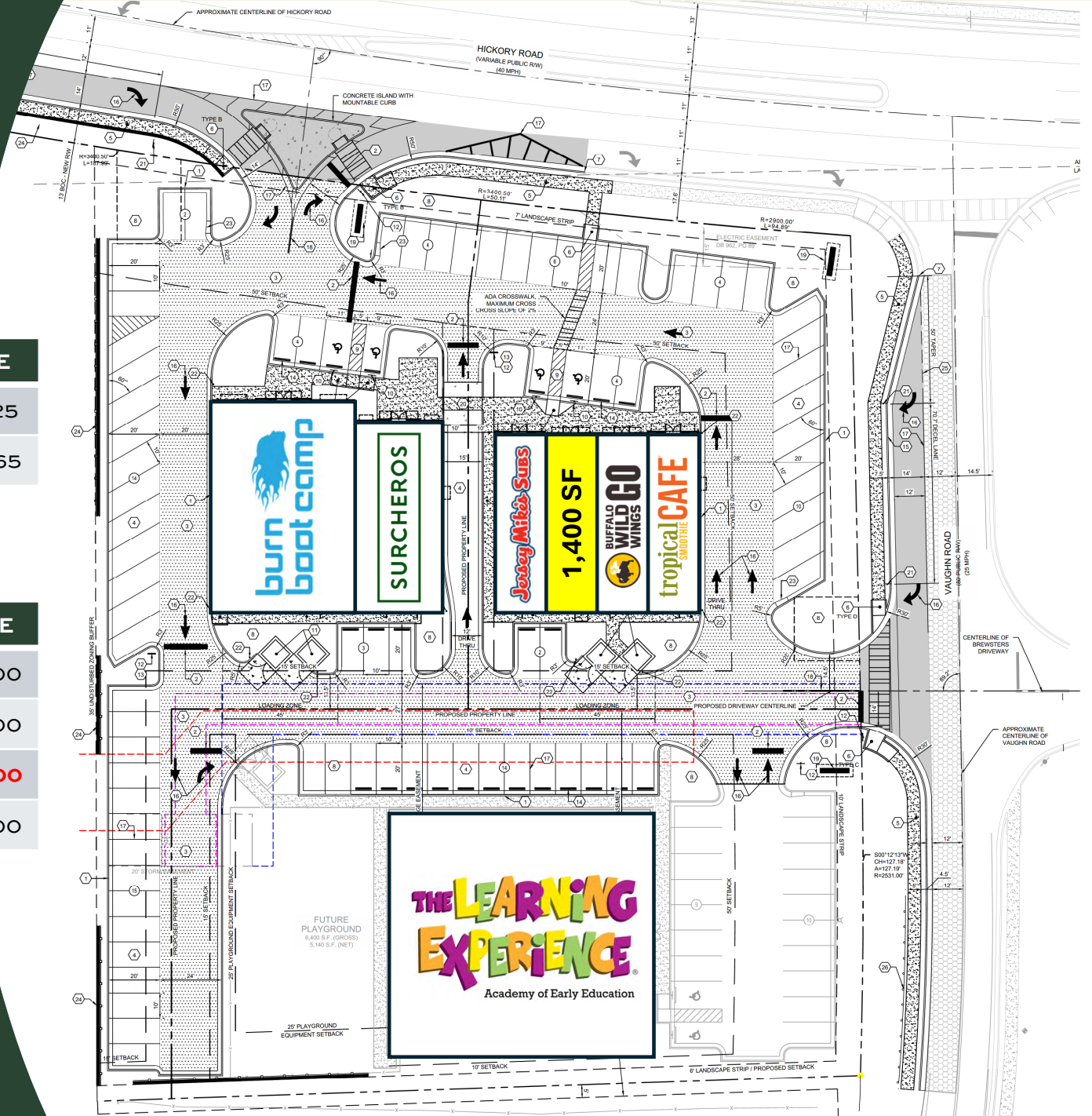
PROJECT SITE PLAN

BUILDING 1

UNIT	TENANT	SIZE
100	Surcheros Fresh Mex	2,625
102	Burn Boot Camp	4,565

BUILDING 2

UNIT	TENANT	SIZE
100	Tropical Smoothie Cafe	1,400
102	Buffalo Wild Wings GO	1,400
104	AVAILABLE	1,400
106	Jersey Mike's	1,400



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