

Retail / Office Suites for Lease | 1,400 - 12,250 SF
9266 Knox Bridge Hwy, Canton GA 30101



Population (2015)

1 Mile: 1,619
 3 Mile: 29,007
 5 Mile: 73,260

Avg HH Income (2015)

1 mile: \$76,952
 3 Mile: \$77,516
 5 Mile: 82,730

Traffic Count (2014)

AADT: 14,700

Building & Location Highlights

- 12,250 RSF - Zoned GC - City of Canton, GA
- Ample Parking - 74 Parking Spaces
- Minutes from I-575 Exit 16
- Available For Lease at \$10.50 per SF (annual) + CAM

For Additional Information,
 please contact:

Ben Key

Cell: 404.644.8909
 key.benjamin@gmail.com

Mount Vernon Realty, LLC
 121 E. Main Street
 Suite 201
 Canton, GA 30114

Mount Vernon Realty, LLC

EXECUTIVE SUMMARY

LOCATION

9266 Knox Bridge Hwy, Canton, Ga 30114

PROPERTY SPECIFICATIONS

Property Type:	Multi-Tenant Office / Retail Building
Zoning:	GC- City of Canton
Building Size:	12,250 SF
Minimum Divisible:	1,400 SF

PRICING

Rental Rate:	\$10.50 per SF (annual)
CAM:	\$1.80 per SF (annual) - 1st year estimate
Build-Out Allowance:	\$25.00 per SF

HIGHLIGHTS

Available Q3 2016, this 12,250 SF building is ready for your business. Suites start at 1,400 SF, and can range up to 12,250 SF. The building will have 74 parking spaces and monument signage on Knox Bridge Hwy (GA 20).

Mount Vernon Realty, LLC

DOCUMENT LINK

For additional information about this property, please click the hyperlink below that will take you to a Dropbox.com folder.

[DOCUMENT LINK](#)