

TOWN SQUARE IN CANTON

3753 MARIETTA HWY, CANTON, GA 30114



FOR LEASE



SCAN FOR VIDEO
WALKTHROUGH!



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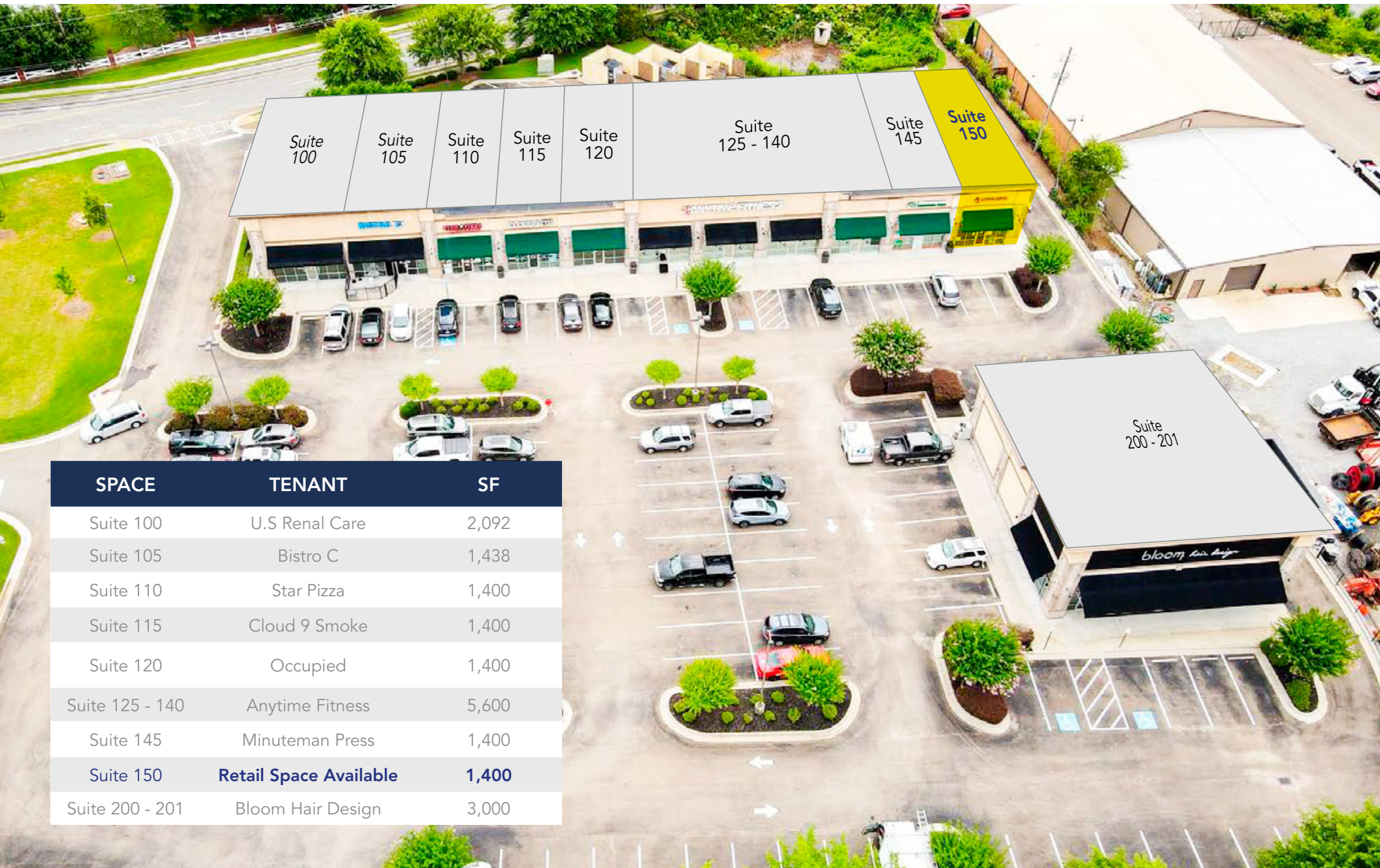
PROPERTY SUMMARY

- 1,400 SF Space Available for Lease
- Central Location with Excellent Access
- Great visibility on a highly trafficked road
- Zoning: GC (General Commercial)
- Traffic Count: Marietta Hwy - 20,000 VPD
- Monument and Building Signage Available
- Space Available April 1st – Currently Occupied by In Motion Wellness.

[INQUIRE FOR PRICING DETAILS](#)



AVAILABLE RETAIL SPACE



SPACE	TENANT	SF
Suite 100	U.S Renal Care	2,092
Suite 105	Bistro C	1,438
Suite 110	Star Pizza	1,400
Suite 115	Cloud 9 Smoke	1,400
Suite 120	Occupied	1,400
Suite 125 - 140	Anytime Fitness	5,600
Suite 145	Minuteman Press	1,400
Suite 150	Retail Space Available	1,400
Suite 200 - 201	Bloom Hair Design	3,000

PHOTOS



LOCATION SUMMARY

ATLANTA

Distance to Downtown Atlanta
35 MIN - 36 MILES

AIRPORT

Distance to Hartsfield Jackson
45 MIN - 48 MILES

BARNETT PARK

MARTIN'S
Fresh Tastes Best



100,000 VPD
HWY 575

KENNEY ASKEY COUNTY PARK

EGGS UP GRILL

Publix

-chargepoint+

PEACHTREE
IMMEDIATE CARE
Get us. Get out. Get better.

ZAXBY'S

Chevron

Walmart
Supercentre

Walgreens

RESIDENTIAL AREA

RESIDENTIAL AREA

575

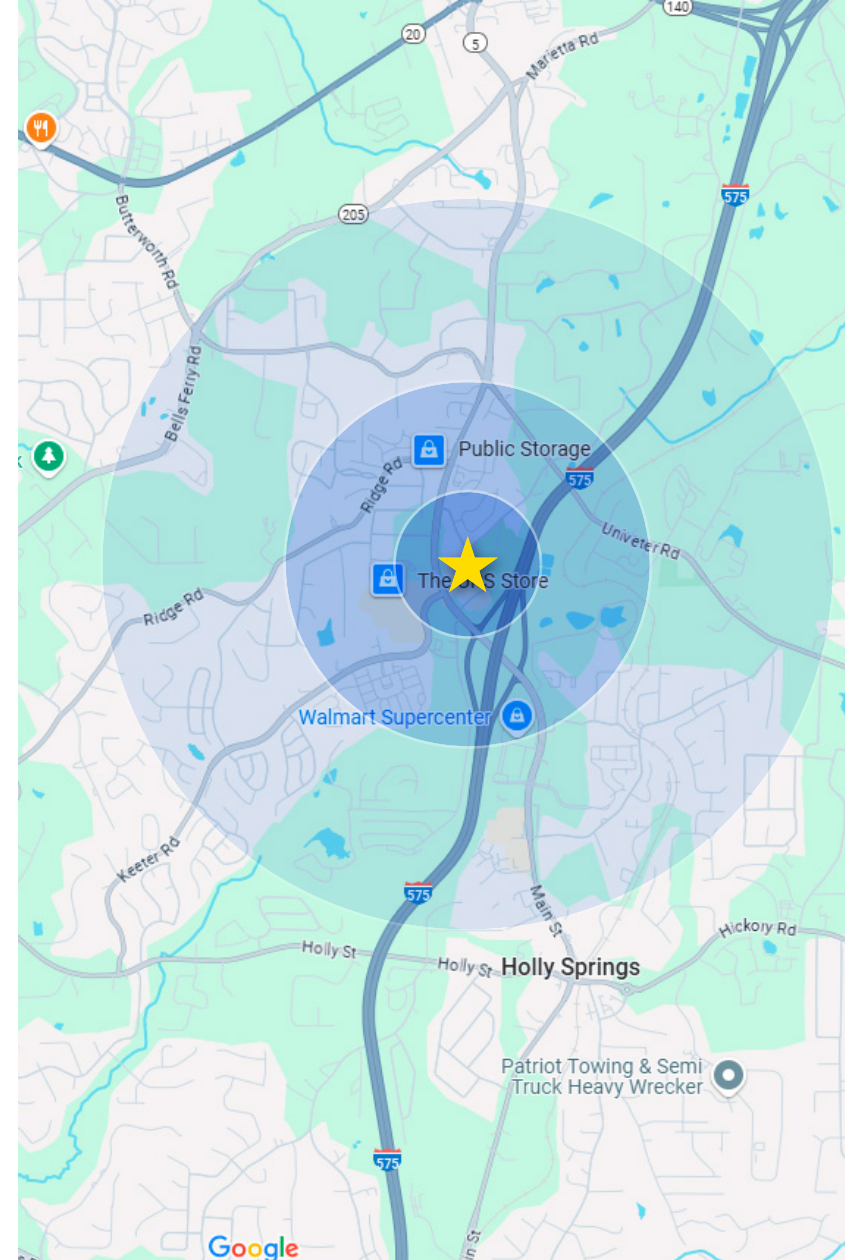
20,000 VPD

AREA DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2026 POPULATION	6,133	45,434	106,734
2021 ESTIMATE	5,745	41,322	96,535
2010 CENSUS	5,338	34,881	75,671
ANNUAL GROWTH 2021—2026	1.4%	2.0%	2.1%
ANNUAL GROWTH 2010—2021	0.9%	2.2%	2.5%

HOUSEHOLDS			
2026 PROJECTION	2,275	16,039	36,932
2021 ESTIMATE	2,147	14,655	33,608
20210 CENSUS	1,993	12,175	26,147

INCOME			
\$35,000 - \$50,000	154	1,167	2,857
\$50,000 - \$75,000	480	2,587	5,457
\$75,000 - \$100,000	448	2,832	5,733
\$100,000 - \$125,000	277	1,797	4,138
\$125,000 - \$150,000	155	1,135	3,202
\$150,000 - \$200,000	226	1,444	3,550
\$200,000+	68	1,080	3,178



CONTACT US



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BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.