



TOWN SQUARE IN CANTON

3753-3755 Marietta Hwy | Canton, GA 30114

SCAN FOR VIDEO
WALKTHROUGH!



For Lease



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RELATIONSHIP DRIVEN

Reliable, Responsive and Long Term Focused

INTEGRITY

Do the right thing. Everytime

HUSTLE

Your Vision is Our Mission, we don't stop till you are satisfied

INNOVATION

An unrelenting drive to break the status quo

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.

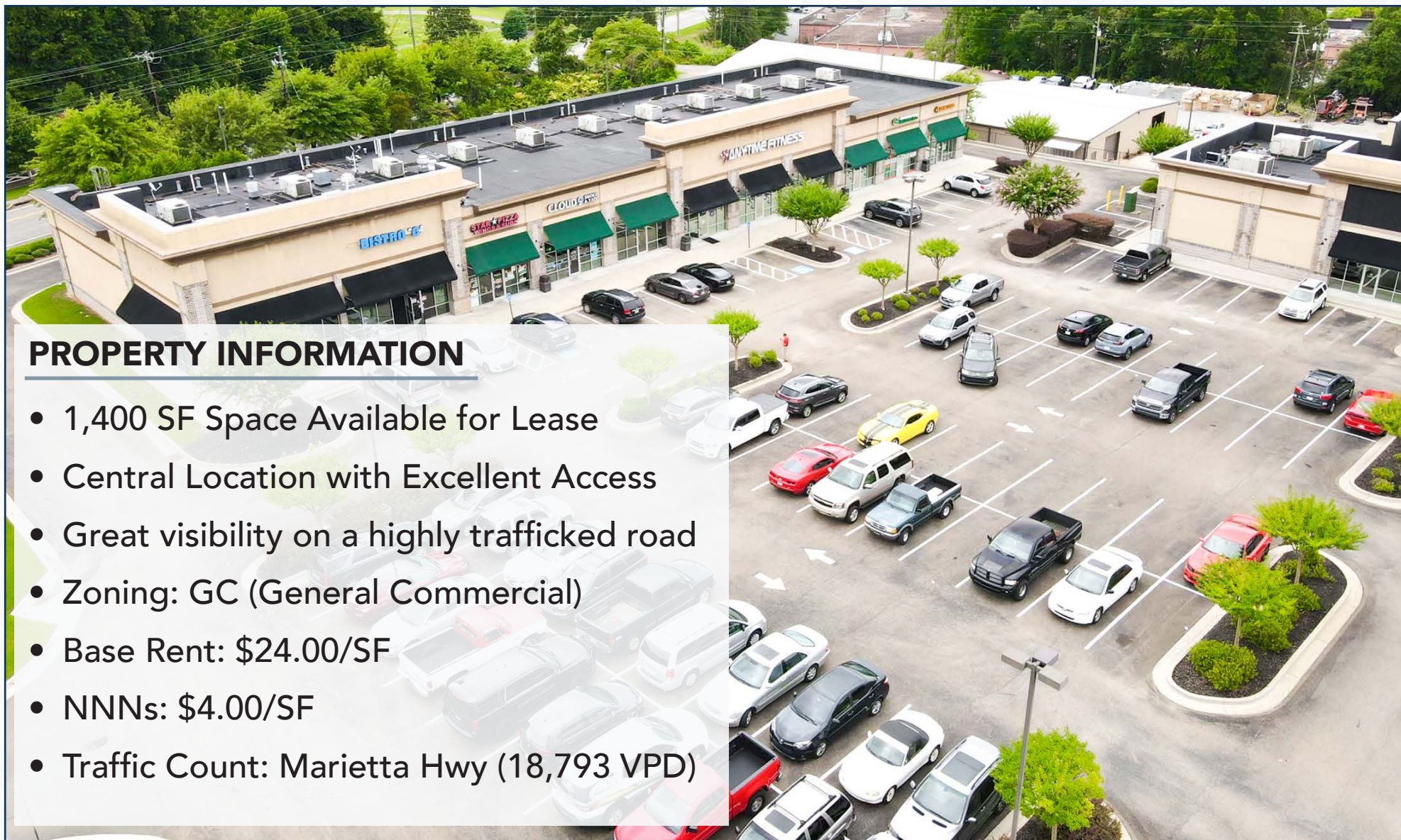


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TOWN CENTER IN CANTON

PROPERTY SUMMARY

PROPERTY OVERVIEW



PROPERTY INFORMATION

- 1,400 SF Space Available for Lease
- Central Location with Excellent Access
- Great visibility on a highly trafficked road
- Zoning: GC (General Commercial)
- Base Rent: \$24.00/SF
- NNNs: \$4.00/SF
- Traffic Count: Marietta Hwy (18,793 VPD)

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	Retail Space Available	1,400
Suite 125-140	Anytime Fitness	5,600
Suite 145	Minuteman Press	1,400
Suite 150	Canton DUI	1,400
Suite 200-201	Bloom Hair Design	3,000



PROPERTY PHOTOS



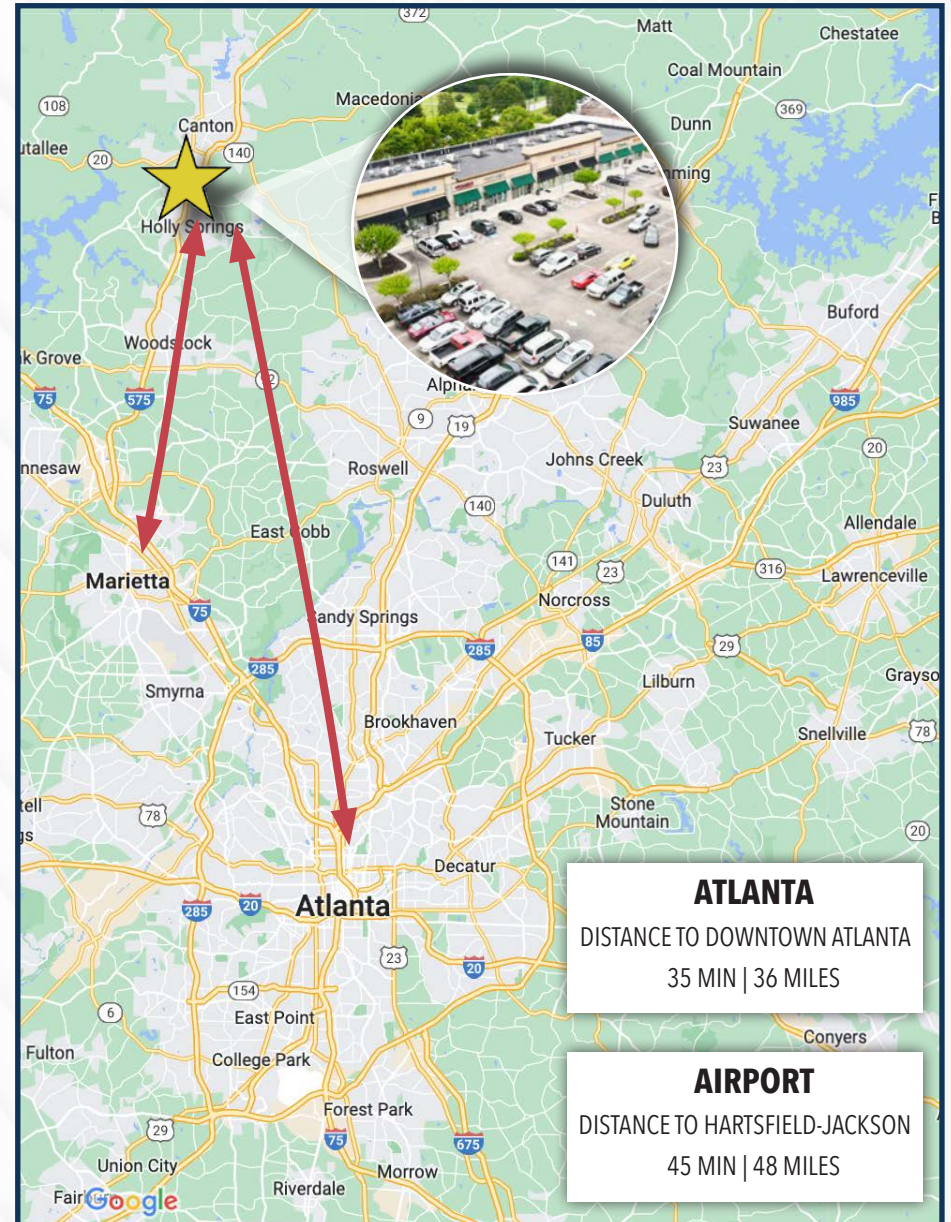
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TOWN CENTER IN CANTON

LOCATION
SUMMARY



LOCATION MAPS



	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Projection	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 & GROWTH			
2026 Projection	2,275	16,039	36,932
2021 Estimate	2,147	14,655	33,608
2010 Census	1,993	12,175	26,147
2022 HOUSEHOLDS BY HH 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
2022 AVG HOUSEHOLD INCOME			

