

FOR LEASE



OFFERING SUMMARY

LEASE RATE:	\$12 PSF NNN
AVAILABLE SF:	8,055 - 16,110 SF
LOT SIZE:	1.38 Acres
BUILDING SIZE:	16,110 SF

PROPERTY DESCRIPTION

2568 Canton Rd offers exceptional visibility and accessibility in a thriving retail and service area. The building features approximately 16,110 SF of leasable space, ideal for retail, office, or service-oriented businesses. The building can be split into two spaces roughly 8,055 SF per unit. Property is zoned NRC within Cobb County. Property is currently leased to Re-Home who is currently MTM and can vacate with 30 day notice. On the rear of the building there is one dock door (8ft) with additional parking.

Positioned on a prominent commercial thoroughfare with strong daily traffic counts and easy access to I-75, this location benefits from excellent exposure to both local residents and commuter traffic. The property offers ample on-site parking, a highly visible façade for signage, and convenient ingress/egress points.

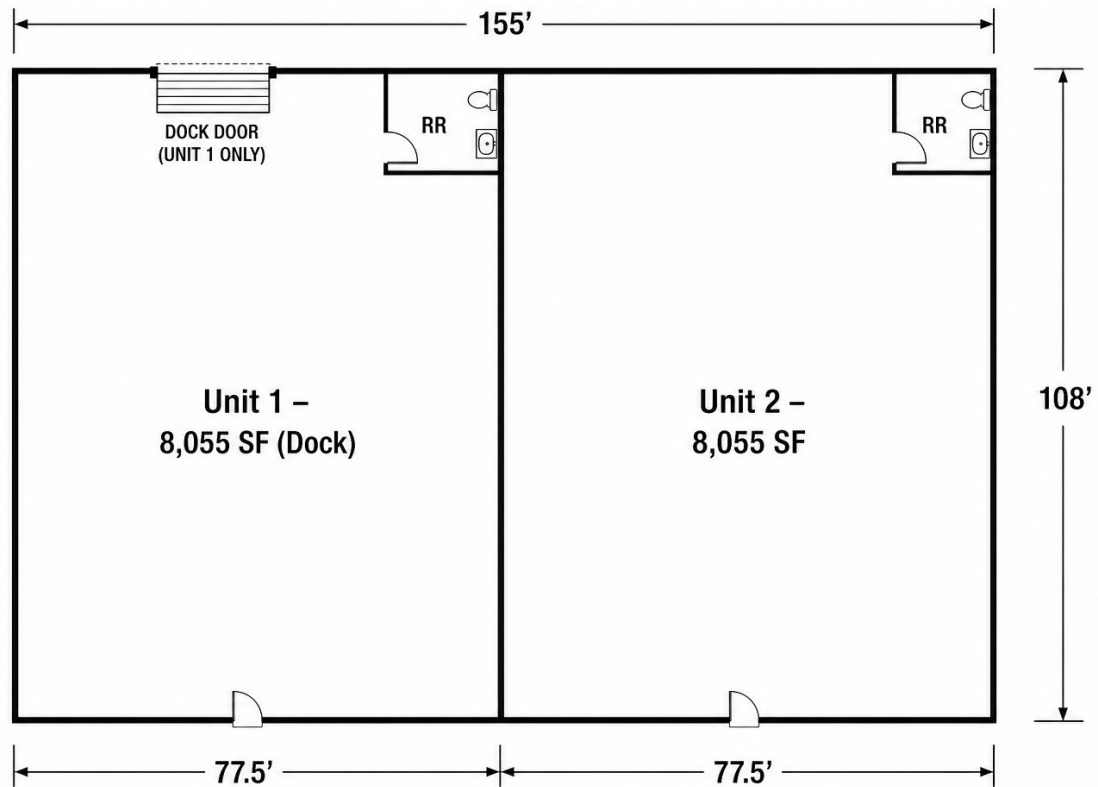
PROPERTY HIGHLIGHTS

- Free Standing Retail/Flex/Warehouse Building
- Divisible to ±8,000 SF
- Dock Door - 8ft
- Additional Parking in Rear
- 22,900 VPD

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
AVAILABLE SPACE:	8,055 - 16,110 SF	LEASE RATE:	\$12 PSF

SPACE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire Building	Available	16,110 SF	NNN	\$12.00 SF/yr -
Unit 1	Available	8,055 SF	NNN	\$12.00 SF/yr -
Unit 2	Available	8,055 SF	NNN	\$12.00 SF/yr -

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