

HICKORY FLAT HIGHWAY

± 2 ACRE COMMERCIAL OPPORTUNITY

CHEROKEE COUNTY, GA

Stringer Road

Hickory Flat Hwy

WALKER & DUNLOP
INVESTMENT SALES



HICKORY FLAT HIGHWAY

± 2 ACRE COMMERCIAL OPPORTUNITY
CHEROKEE COUNTY, GEORGIA

TEAM CONTACTS

BRENT STORY

Phone 404.504.8793

Email bstory@avalonrepartners.com

License # 251268

BROOKS BATTLE

Phone 404.661.7261

Email bbattle@walkerdunlop.com

License # 365053

DANIEL CANDLER

Phone 404.504.8792

Email dcandler@walkerdunlop.com

License # 372007

WALKER & DUNLOP | ATLANTA

Tower Place 200

3348 Peachtree Road, Suite 900

Atlanta, GA 30326

WALKER & DUNLOP

OFFERING MEMORANDUM

Walker & Dunlop Investment Sales is pleased to present the opportunity to purchase ±2.08 acres of commercial land located at the corner of Stringer Road and Hickory Flat Highway (Hwy 140) in unincorporated Cherokee County, Georgia.

- Zoning – General Commercial.
- Utilities – All available to site. **Subject to independent verification*
- Approximately 280' of road frontage along Hickory Flat Highway.
- Located in one of the fastest growing areas of Cherokee County, which has experienced a surge in population over the past 7 years.
- 10+ new residential developments underway in the area.

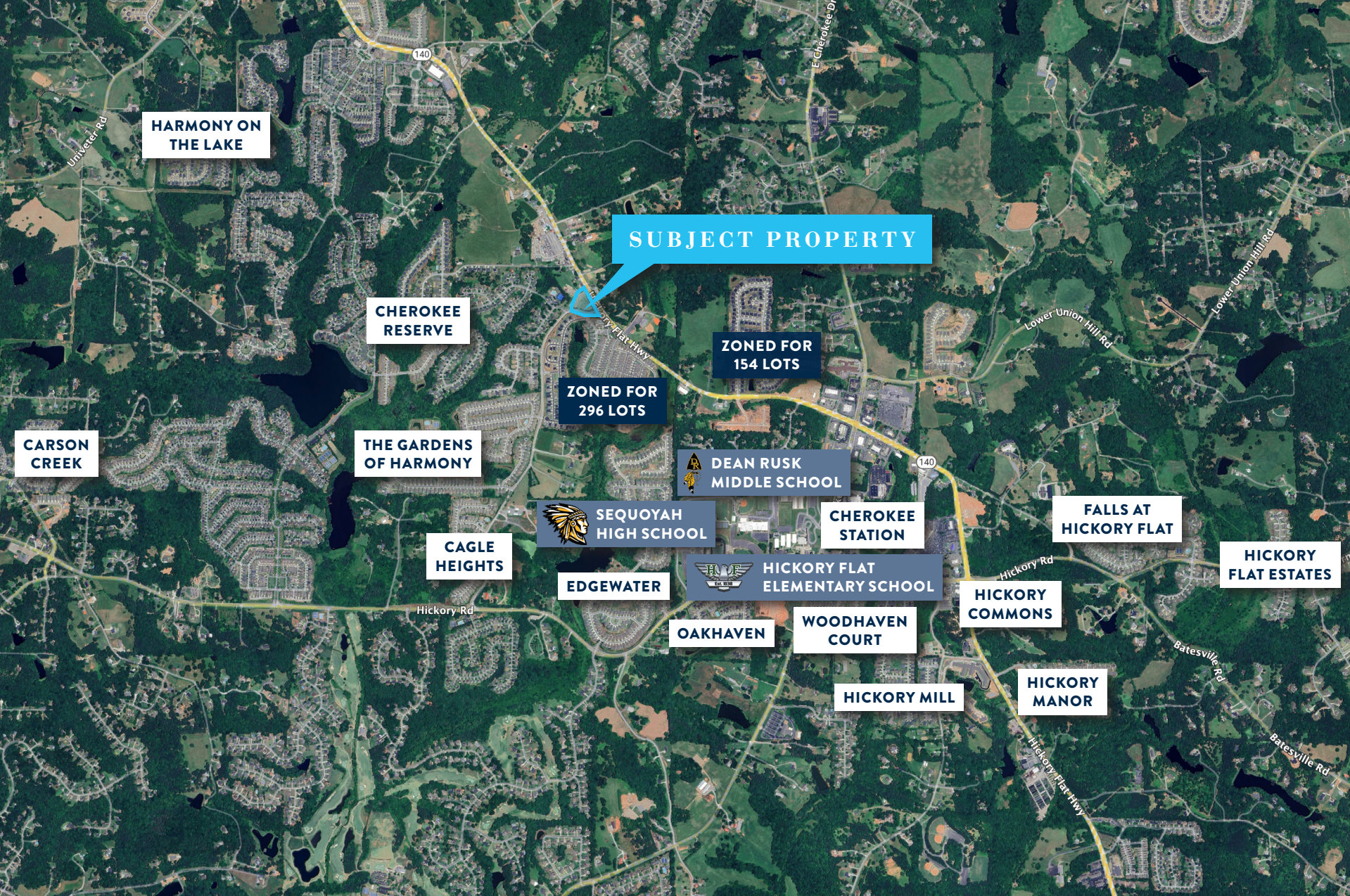
DEMOGRAPHIC DATA

- Hickory Flat Highway has a traffic count of 17,800 cars per day (GDOT 2023).
- 2024 Average Household Income \$148,905 in 1 mile radius.
- 2020-2024 one mile population growth 8.6% with 2024-2029 projections of 12.9%.
- 2020-2024 one mile household growth 7.6%.

PRICE: \$1,500,000



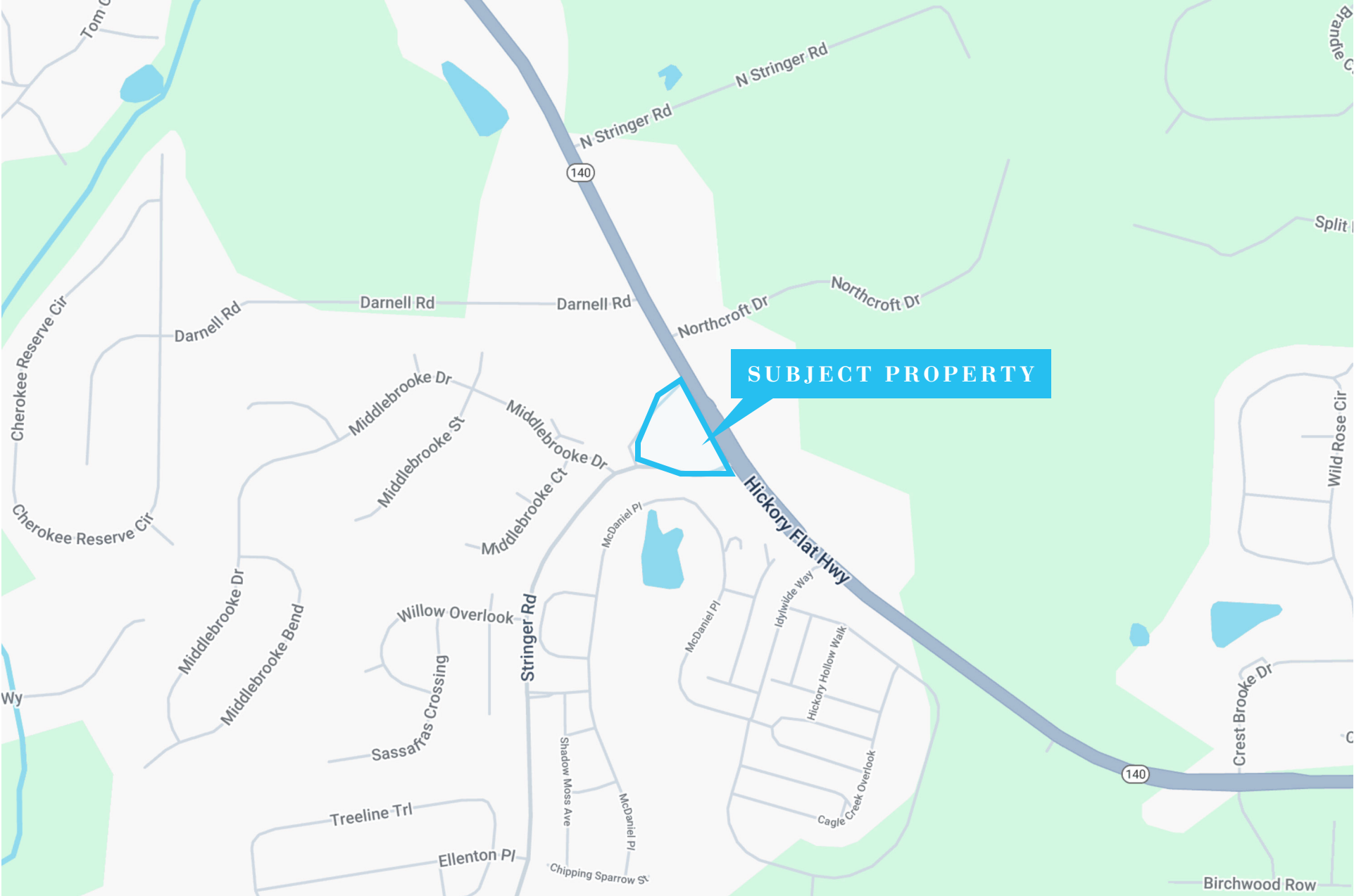
AERIAL VIEW

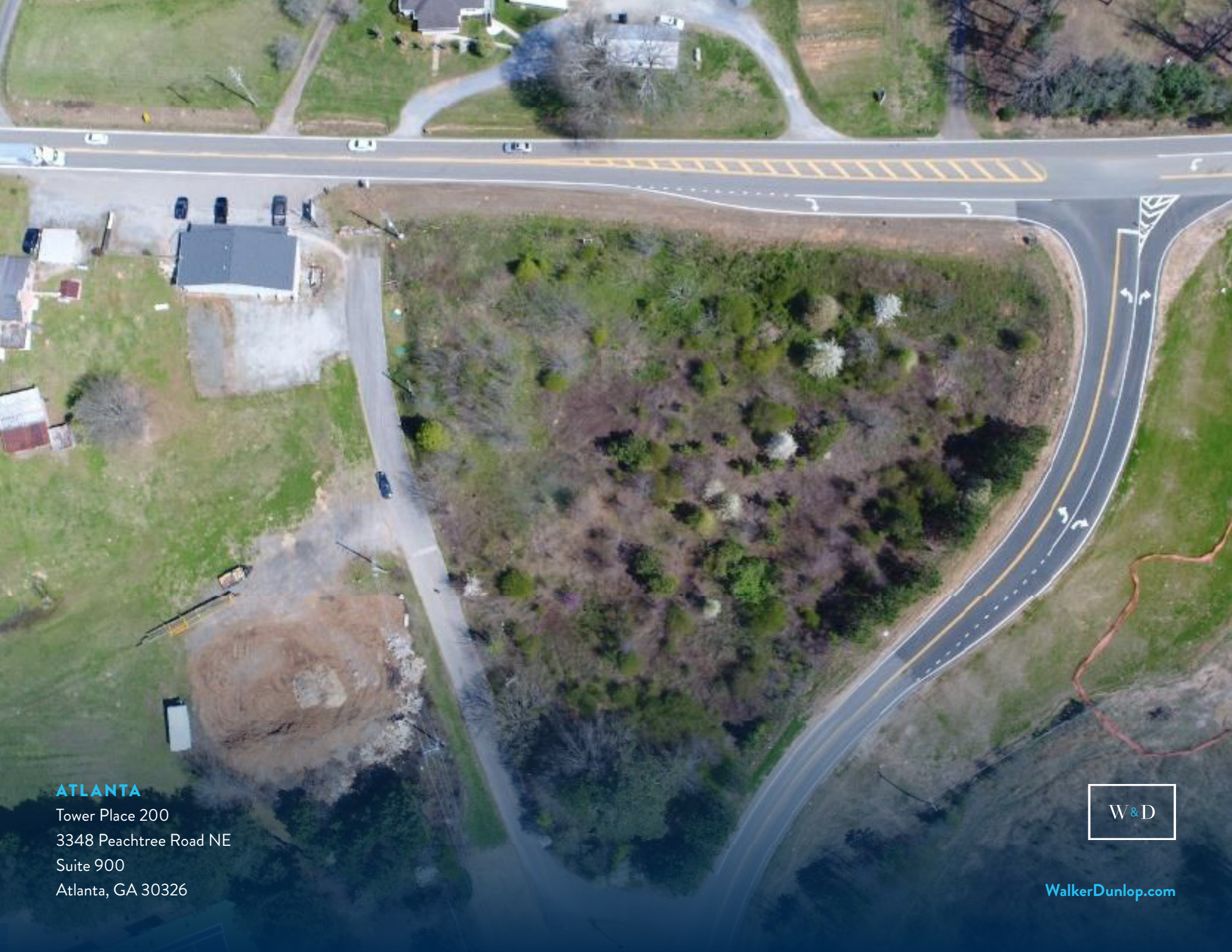


PICTURES



LOCATION MAP





ATLANTA

Tower Place 200
3348 Peachtree Road NE
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WalkerDunlop.com