

OFFERING MEMORANDUM

2521 REINHARDT COLLEGE PARKWAY CANTON, GEORGIA 30114

Prime Office/Institutional Development Site • 4.2 Acres • O/I Zoned

INVESTMENT SUMMARY

Property Address	2521 Reinhardt College Parkway, Canton, GA 30114
Total Land Area	4.2 Acres (182,952 sq ft)
Zoning	Office/Institutional (O/I) — Approved 2026
Building Size	~2,400 sq ft (Recently Renovated, Move-In Ready)
Parking	20+ Dedicated Spaces + Side Carport
Traffic/Visibility	~53,000 VPD on Reinhardt College Parkway (GA-140)
Approved Expansion	40' x 60' Accessory Building (2,400 sq ft) — Pre-Approved

PROPERTY HIGHLIGHTS

Rare Acquisition Opportunity — Institutional-Grade Asset in One of Georgia's Fastest-Growing Markets

This 4.2-acre office/institutional development property represents a unique investment opportunity in Cherokee County, one of the Atlanta metro's strongest growth markets. Recently annexed into the City of Canton and approved for Office/Institutional (O/I) zoning in 2026, the property combines immediate occupancy, substantial

acreage, renovated improvements, and exceptional expansion potential—a rare combination in the current Canton market.

Core Strengths:

- ✓ **4.2 Acres O/I Zoned** — Professional offices, medical, education, religious institutions, corporate HQ
- ✓ **53,000+ VPD Visibility** — High-traffic signage and branding opportunity on GA-140
- ✓ **Move-In Ready** — Comprehensive 2025-2026 renovations: new roof, siding, windows, flooring, paint, bathrooms, LED lighting, structural engineer certification
- ✓ **Pre-Approved Expansion** — 40' × 60' building already approved; ready for development
- ✓ **Strategic Location** — 5-7 min to I-575, adjacent Reinhardt University, near Laurel Canyon Publix, 3.5 mi from Northside Hospital Cherokee

MARKET FUNDAMENTALS & GROWTH DRIVERS

Metric	Data
Canton Office Market (2026)	719,460 sq ft total Class A: 37.21% Class B: 59.09%
Cherokee County Population	~299,000 (2025)
Population Growth (1990-2025)	230% (+207,000 residents)
Canton City Population	~30,000 County Seat Status
Major Employers	Northside Hospital Cherokee, Piolax Corp, Pilgrim's Pride, Cherokee County Schools (2,974 FTE), Reinhardt University
Commercial Land Market	Average \$250,261/acre Average Listing: \$1,587,446

DETAILED PROPERTY ANALYSIS

Site Characteristics

- **Total Acreage:** 4.2 acres (182,952 sq ft)

- **Frontage:** Reinhardt College Parkway (GA-140)
- **Zoning:** Office/Institutional (O/I) — City of Canton, 2026

Permitted Uses (O/I Zoning):

- Professional Office (law, accounting, engineering, insurance, corporate HQ)
- Medical Office (physicians, dentists, PT, diagnostics, counseling)
- Educational Facilities (private schools, training, Reinhardt partnerships)
- Religious Institutions (churches, faith-based services)
- Institutional Services (nonprofits, government offices)

Building Condition & Improvements

Existing building (~2,400 sq ft) underwent comprehensive 2025-2026 renovations:

- ✓ New Composition Roof (20+ year warranty)
- ✓ New Siding & Aluminum Composite Exterior
- ✓ New Double-Pane Windows & Aluminum Storefront Entry Door
- ✓ Commercial-Grade Flooring (carpet & tile)
- ✓ Updated Bathrooms & Plumbing
- ✓ LED Lighting Throughout
- ✓ Fresh Interior & Exterior Paint
- ✓ Structural Inspection by Licensed Engineer (Certification on File)

Result: Move-In Ready. Property is immediately suitable for professional tenancy with zero capital improvements required.

Parking & Site Layout

- **Current Parking:** 20+ dedicated spaces (sufficient for 2,400 sq ft office use)
- **Carport:** Side-mounted covered parking for executive/client spaces
- **Expansion Capacity:** Substantial greenspace available for additional parking or future building pad

Approved Expansion Opportunity

- Pre-Approved 40' × 60' (2,400 sq ft) accessory building per 2026 O/I rezoning
- Design: Brick façade required; rendering available upon request
- **Estimated Hard Costs:** \$60–\$80/sq ft = \$144,000–\$192,000 construction

FINANCIAL & INVESTMENT ANALYSIS

Comparable Sales Analysis

- **981 Reinhardt College Parkway:** 6.15 acres → \$900,000 (\$146,341/acre)
- **997 Reinhardt College Parkway:** 0.5 acres + 4,000 sq ft building → \$925,000
- **2201 Reinhardt College Parkway (GC Zoned):** ~1 acre, 20K VPD → \$550,000
- **Canton Market Average:** \$250,261/acre across multiple parcels

Subject Property Value Position: At 4.2 acres with move-in ready improvements, O/I zoning, and pre-approved expansion capacity, this property represents exceptional value relative to market comparables. Institutional zoning (vs. general commercial) commands premium positioning for quality tenant recruitment.

Income Projections (Conservative Estimates)

Lease Scenario	Rate / Assumptions	Annual NOI
Professional Office	\$20/sq ft NNN 2,400 sq ft 90% occupancy	\$43,200
Medical Office	\$25/sq ft NNN 2,400 sq ft 95% occupancy	\$57,000
Mixed-Use (Both Buildings)	\$22/sq ft NNN 4,800 sq ft 92% occupancy	\$96,768
Multi-Tenant Development	\$18-24/sq ft NNN 6,000-7,000 sq ft phased	\$108K–\$135K+

Development Costs (Accessory Building Expansion)

- Hard Costs (40'x60' @ \$60-80/sq ft): \$144,000–\$192,000
- Design & Permitting: \$8,000–\$15,000
- Site Work (parking, utilities, landscaping): \$20,000–\$35,000
- Contingency (10%): \$17,200–\$24,200
- **TOTAL ESTIMATED EXPANSION COST: \$189,200–\$266,200**

INVESTMENT STRENGTHS & POSITIONING

Key Investment Attributes:

- ✓ **High-Growth Market:** Cherokee County +230% population growth over 30 years; Canton is emerging professional services hub
- ✓ **Move-In Ready:** Comprehensive renovations eliminate capital requirements; immediate occupancy capability
- ✓ **Institutional Zoning:** Attracts premium tenants (medical, professional services, education, nonprofit) vs. general commercial
- ✓ **Pre-Approved Expansion:** 2,400 sq ft addition already approved; compressed development & lease-up timeline
- ✓ **Premium Visibility:** 53,000+ VPD on GA-140; exceptional signage and branding opportunity for tenant recruitment
- ✓ **Anchor Proximity:** Northside Hospital Cherokee (3.5 mi), Reinhardt University (adjacent), Laurel Canyon Publix (<0.1 mi)
- ✓ **Strategic Transportation:** 5-7 min to I-575; 20 min to downtown Atlanta; regional logistics positioning

Market Scarcity Factor

Properties combining O/I zoning, multi-acre acreage, modern move-in-ready improvements, AND pre-approved expansion capacity are increasingly rare in the Canton market. This asset meets all four criteria—positioning it as an institutional-grade acquisition for owner-occupancy, portfolio diversification, or multi-tenant income strategies.

CONTACT & INQUIRIES

CHASEN COMMERCIAL REAL ESTATE

(770) 527-9815

chasenrealestate.com

CONFIDENTIALITY NOTICE: This offering memorandum is confidential and prepared solely for qualified investors. All information contained herein is believed to be accurate but is not warranted or guaranteed. Prospective investors are strongly advised to

conduct independent verification of all facts, financial data, and assumptions, and to consult with qualified legal, tax, and financial advisors before making any investment decision.