

For Sale or Lease

Owner-User Opportunity

Canton Rd

±16,110
SF

Income Producing Retail/Flex Warehouse

2568 Canton Road • Marietta, GA 30066



For Sale or Lease • Income Producing Retail / Flex Warehouse



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Marietta, GA 30066

FOR SALE OR LEASE

Sale Price	\$1,800,000 ±112 PSF
Rental Rate	\$12 PSF NNN
Available Spaces	Entire Building 16,110 SF Unit 1 8,055 SF Unit 2 8,055 SF
Income Potential	\$7,500/Mo. \$90,000 Annual Gross

PROPERTY HIGHLIGHTS

Owner-User Opportunity | Option for owner-user to take all or part of the building

Income Producing Potential | Existing MTM tenant (Re-Home) interested in signing a long-term gross lease

Flexible Configuration | Divisible into two ±8,055 SF suites

High Visibility | Canton Road frontage with ±22,900 VPD

Excellent Access | Convenient connectivity to I-75

Versatile NRC Zoning | Retail, office, & service-oriented uses

Rear Loading | 8' dock door and additional rear parking

DEMOGRAPHICS


**TOTAL
POPULATION**

1-Miles 5,800
3-Miles 63,669
5-Miles 190,519


**MEDIAN
AGE**

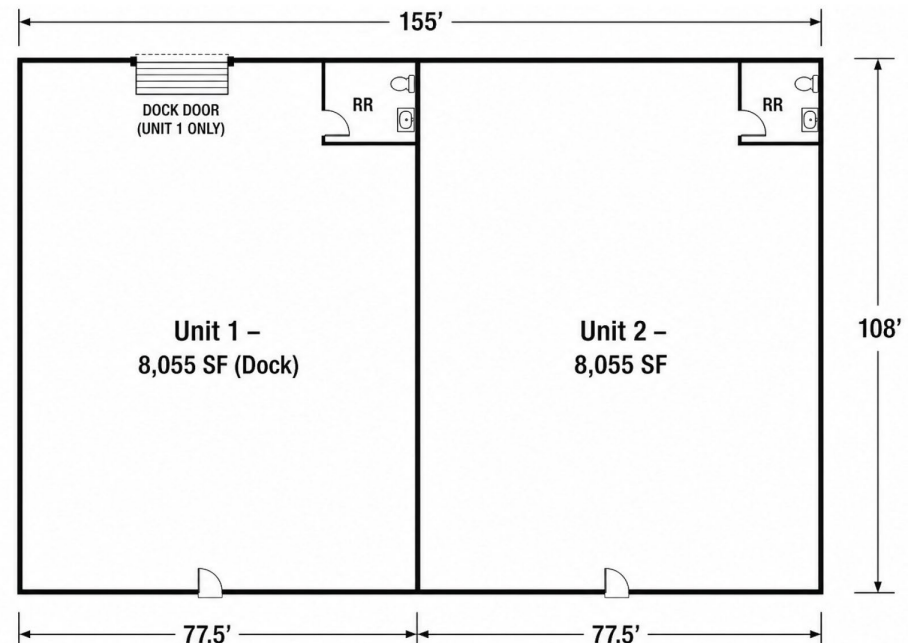
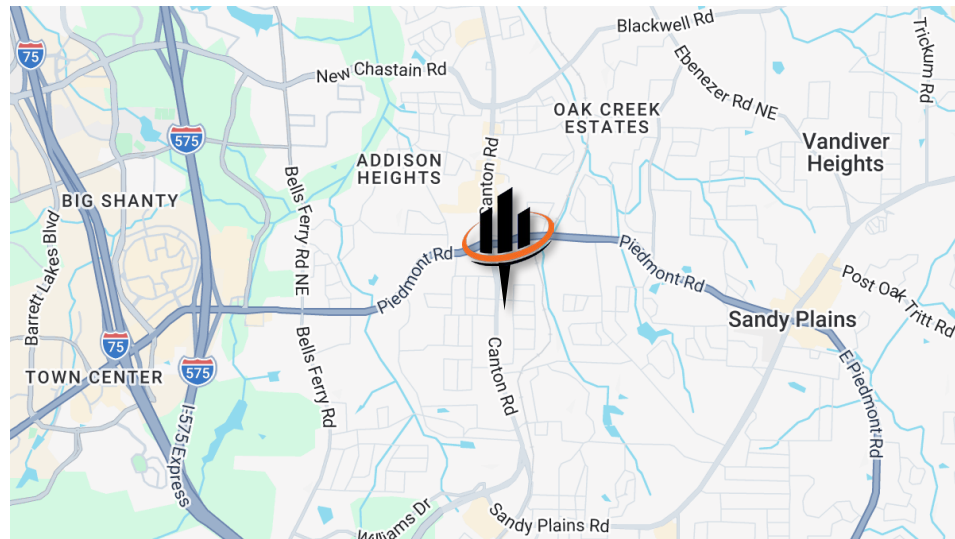
43.4
38.7
38.8


**AVG HH
INCOME**

\$126,221
\$126,042
\$127,188


**MEDIAN
HOME**

\$389,235
\$412,853
\$436,437



Canton Rd

±8k SF

±8k SF

Loading
Dock

Vehicle & Equipment
Storage

EXCLUSIVELY LISTED BY:

Jake Creviston

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