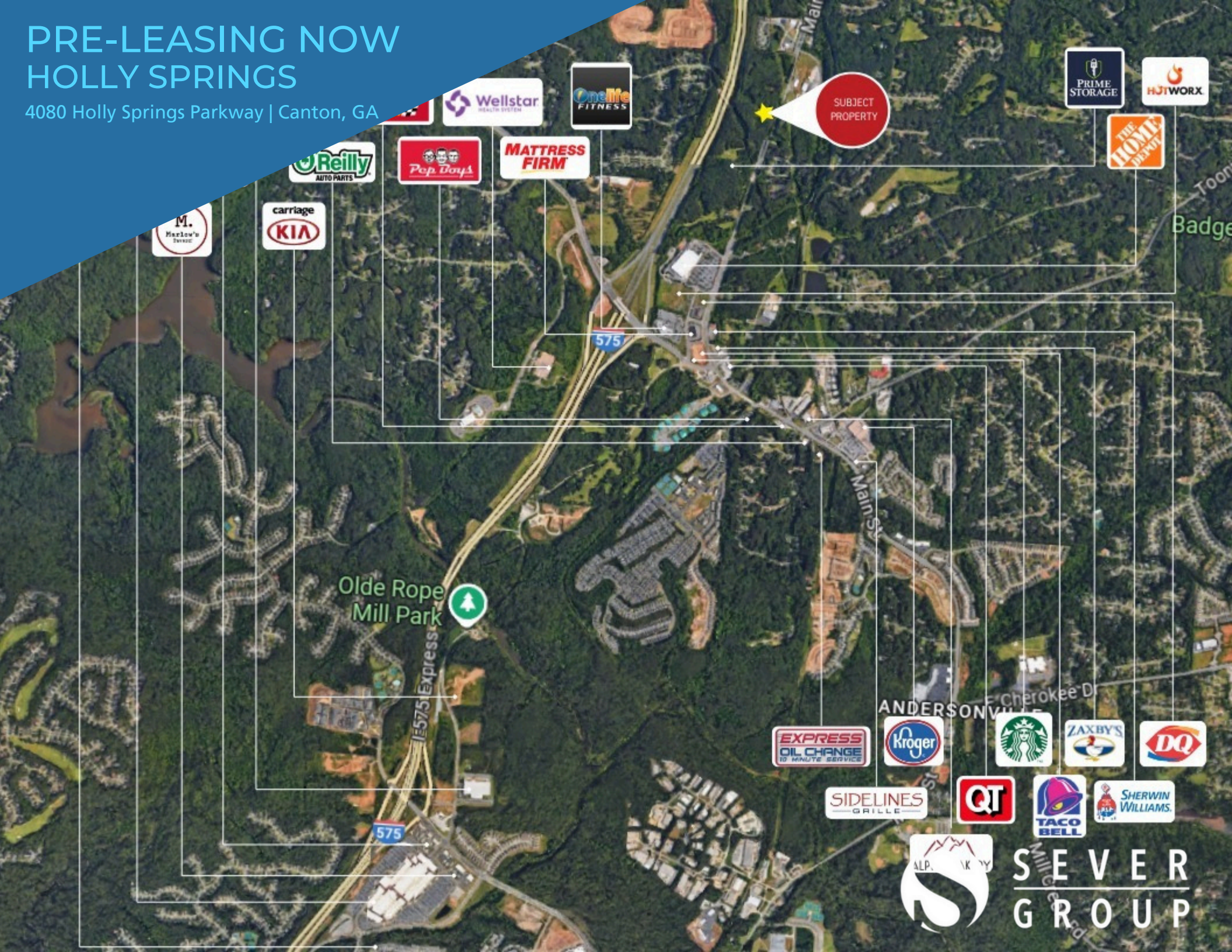


PRE-LEASING NOW HOLLY SPRINGS

4080 Holly Springs Parkway | Canton, GA



SEVER
GROUP

THE PROPERTY

Location 4080 Holly Springs Parkway Canton, GA
County 30115 Cherokee

HIGHLIGHTS

- New Commercial Mixed-Use Development Involving Multiple Commercial Buildings.
- Excellent Frontage on Holly Springs Parkway, Offering Exceptional Visibility and Accessibility to a High-Traffic Corridor.
- Positioned Near Major Highways and Surrounded by Established Residential and Commercial Developments.
- Designed to Foster a Vibrant Retail and Dining Experience.

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	5,452	50,910	138,002
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$84,502	\$126,107	\$135,640
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	2,169	18,821	50,182



PROPERTY FEATURES

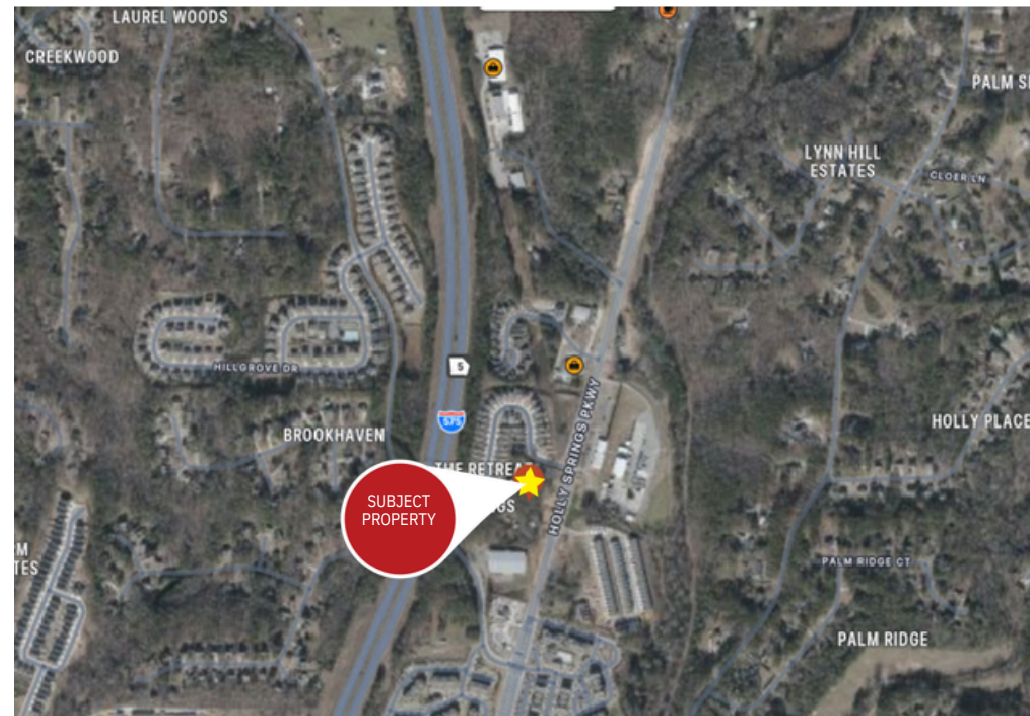
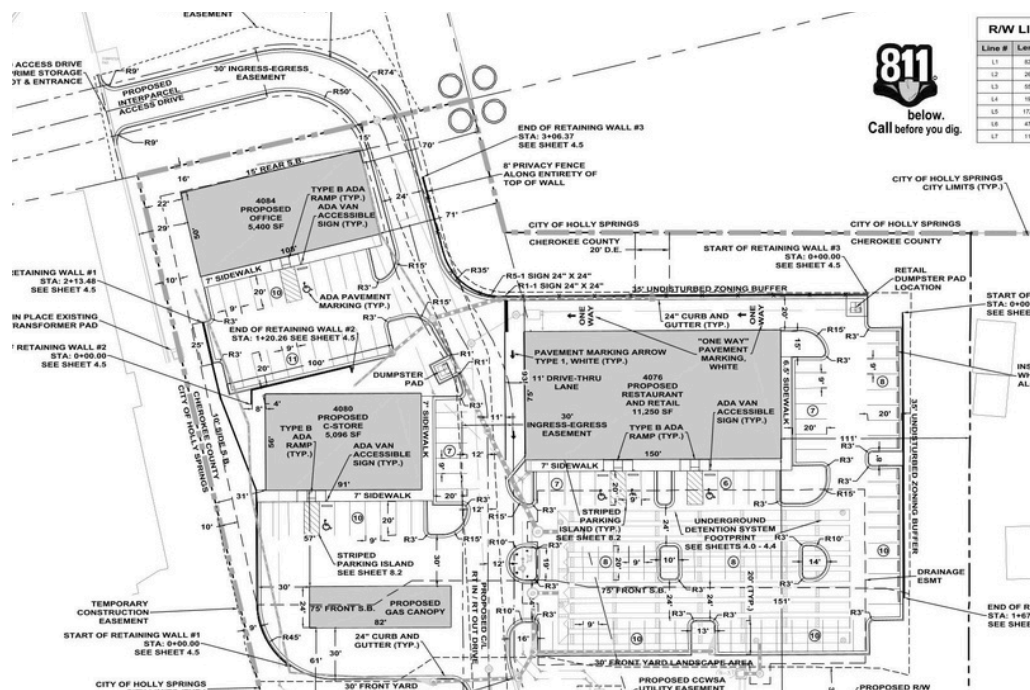
BUILDING SF	11,250
LAND ACRES	3.27
ZONING TYPE	GC

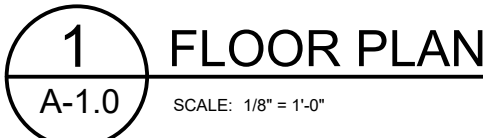
TENANT INFORMATION

LEASE TYPE	NNN
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- The property is situated in an area with a mix of local businesses and national chains. Nearby, you can find popular stores like Home Depot, Walmart, and Starbucks.
- Surrounding the property are established residential neighborhoods such as Harmony on the Lakes, Holly Springs, and Bridgemill. This can attract potential customers living in these communities.
- Holly Springs Parkway is a well-traveled road, providing good visibility and accessibility for the property. This can potentially increase foot traffic and exposure for businesses located there.
- There are several dining options in the vicinity, including fast-food chains like Chick-fil-A, Subway, and McDonald's, as well as local restaurants offering a variety of cuisines.
- Residents and visitors in the area have access to recreational spaces like parks, golf courses, and community centers. This can contribute to a vibrant community atmosphere and attract people to the area.





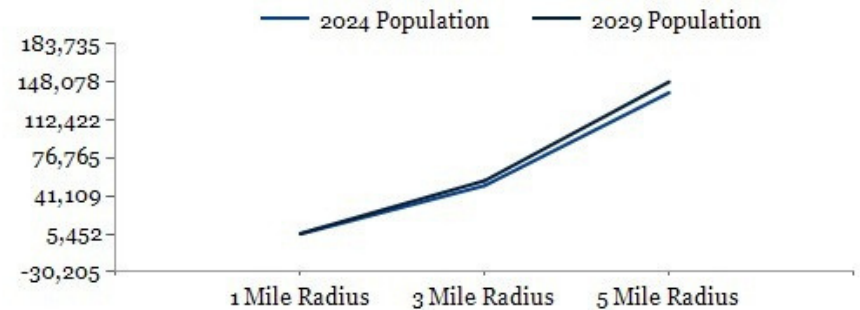
ARCHITECTURE
SHEET A-1.0
ORIGINAL ISSUE DATE: 0/0/0

NOT RELEASED FOR CONSTRUCTION

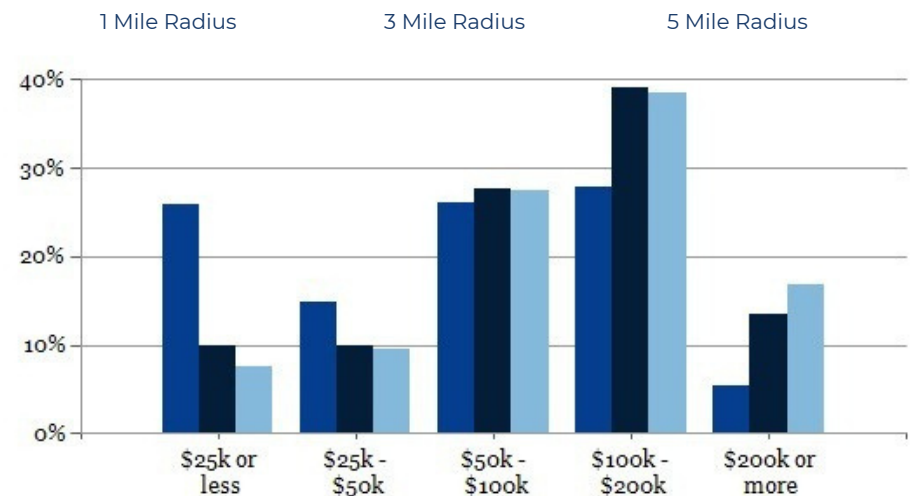
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,650	22,078	66,670
2010 Population	2,931	38,485	104,411
2024 Population	5,452	50,910	138,002
2029 Population	5,922	55,437	148,078
2024-2029: Population: Growth Rate	8.35%	8.60%	7.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15,000	167	865	2,043
\$15,000-\$24,999	394	1,000	1,787
\$25,000-\$34,999	263	873	1,869
\$35,000-\$49,999	60	978	2,951
\$50,000-\$74,999	274	2,422	6,698
\$75,000-\$99,999	293	2,777	7,078
\$100,000-\$149,999	413	4,620	12,506
\$150,000-\$199,999	189	2,735	6,778
\$200,000 or greater	116	2,552	8,471
Median HH Income	\$66,609	\$103,372	\$107,072
Average HH Income	\$84,502	\$126,107	\$135,640

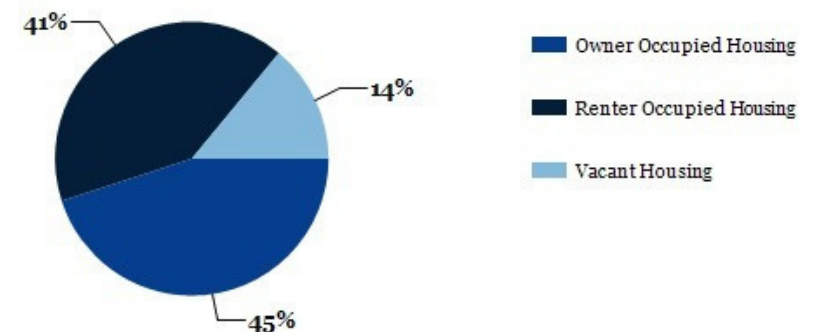
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	964	7,654	24,089
2010 Total Households	998	13,578	36,629
2024 Total Households	2,169	18,821	50,182
2029 Total Households	2,389	20,813	54,482
2024 Average Household Size	2.51	2.70	2.73
2024-2029: Households: Growth Rate	9.75%	10.15%	8.30%



2024 Household Income



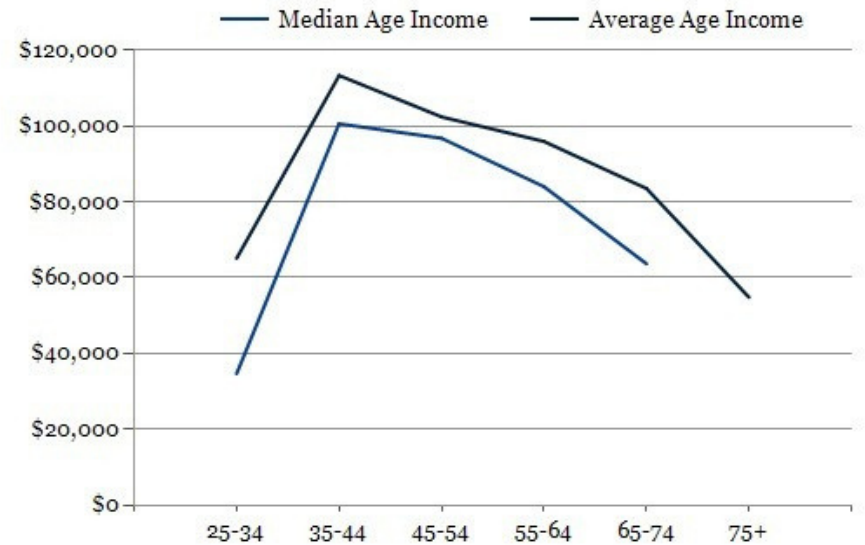
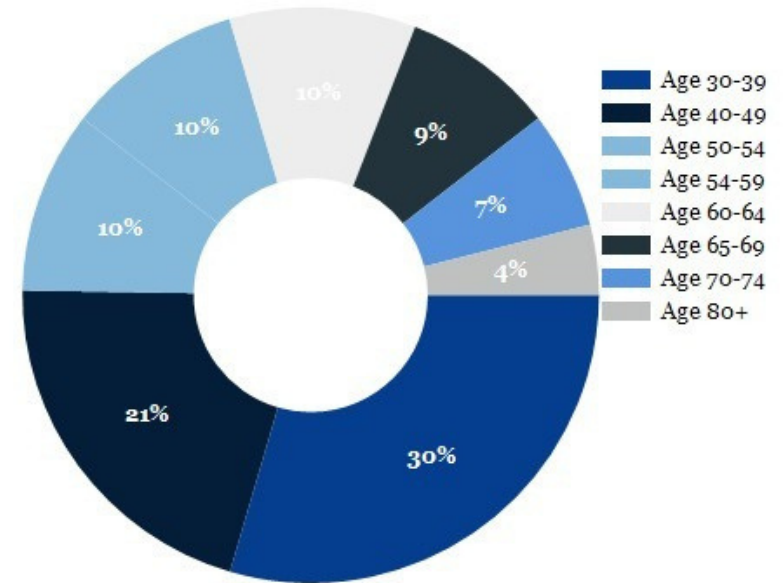
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	489	3,531	8,908
2024 Population Age 35-39	403	3,581	9,419
2024 Population Age 40-44	333	3,640	9,729
2024 Population Age 45-49	294	3,475	9,389
2024 Population Age 50-54	310	3,527	10,123
2024 Population Age 55-59	300	3,084	8,753
2024 Population Age 60-64	316	2,934	8,077
2024 Population Age 65-69	259	2,354	6,512
2024 Population Age 70-74	199	1,905	5,388
2024 Population Age 75-79	119	1,484	4,317
2024 Population Age 80-84	66	825	2,448
2024 Population Age 85+	50	633	1,823
2024 Population Age 18+	4,334	39,181	106,668
2024 Median Age 2029	34	38	39
Median Age	36	39	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,662	\$94,774	\$101,143
Average Household Income 25-34	\$65,081	\$111,180	\$121,489
Median Household Income 35-44	\$100,601	\$116,715	\$120,596
Average Household Income 35-44	\$113,335	\$141,808	\$151,497
Median Household Income 45-54	\$96,781	\$120,645	\$127,639
Average Household Income 45-54	\$102,425	\$148,007	\$161,776
Median Household Income 55-64	\$83,989	\$112,110	\$116,939
Average Household Income 55-64	\$95,919	\$141,408	\$150,524
Median Household Income 65-74	\$63,647	\$87,548	\$90,145
Average Household Income 65-74	\$83,503	\$112,086	\$117,684
Average Household Income 75+	\$54,797	\$79,834	\$84,141



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Exclusively Marketed by:



Debra Sever

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