

# LAND FOR SALE / OFFICE FOR PRE-LEASE

3174 MARIETTA HIGHWAY, CANTON, GA 30114

**DTSPADE**

SPECIALIZED REAL ESTATE



## PROPERTY DESCRIPTION

Outstanding zoned development site with utilities near I-575. Strong commercial corridor with great proximity to Exit 14 on I-575. Frontage on Highway 5 and Butterworth Road in the city of Canton. Zoned GC for a broad range of uses. Ideal for QSR, convenience store, retail with drive in lanes, medical or dental offices - all easy access. Topography is favorable for development and all utilities are available to the site.

## 15 MINUTE DRIVE TIME

Population	138,177
Median Household Income	\$79,121
Average Annual Daily Traffic	16,300 VPD

## PROPERTY HIGHLIGHTS

- Land available now for sale
- Office Space available for pre-lease
- Expected delivery Q4 2024
- Lease space is devisable
- 5 cars / 1000 GSF

## OFFERING SUMMARY

Land Sale Price:	\$850,000
Lease Rate/Terms:	Negotiable
Number of Units:	4 (proposed)
Available SF:	11,000 SF
Lot Size:	1.4 Acres

## Travis Belton

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o. 404.939.9523

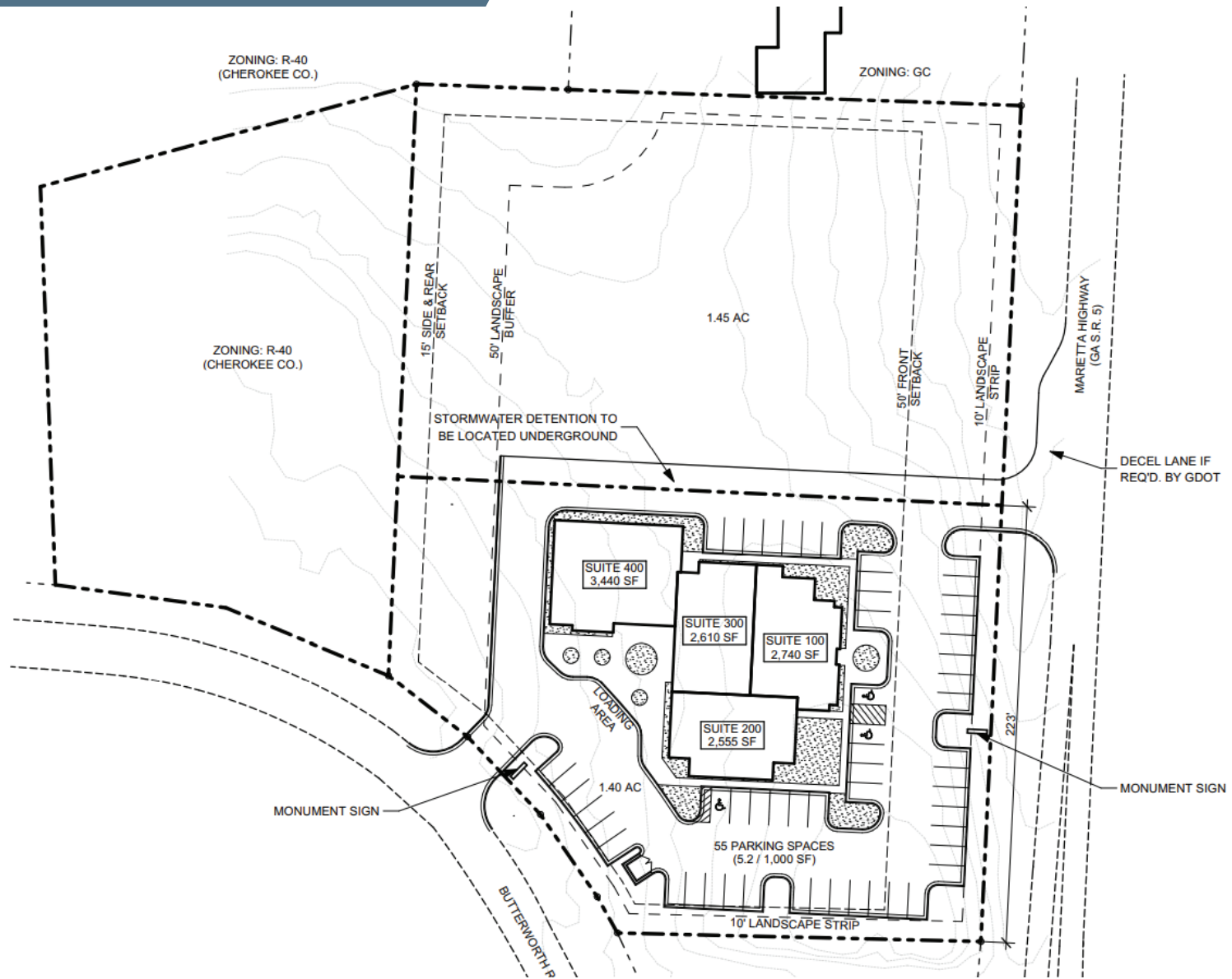
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## SITE PLAN



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## RENDERING



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## ADDITIONAL PHOTOS



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