

PRICE: \$3.2 M



RETAIL FOR SALE

4815 Canton Road

Marietta, GA 30066

- 14,240 SF
- Excellent location in prominent suburb
- Drive Thru
- Close proximity and convenient access to I-575 and Hwy 92
- Dark Rite Aid
- Existing income stream for 2023

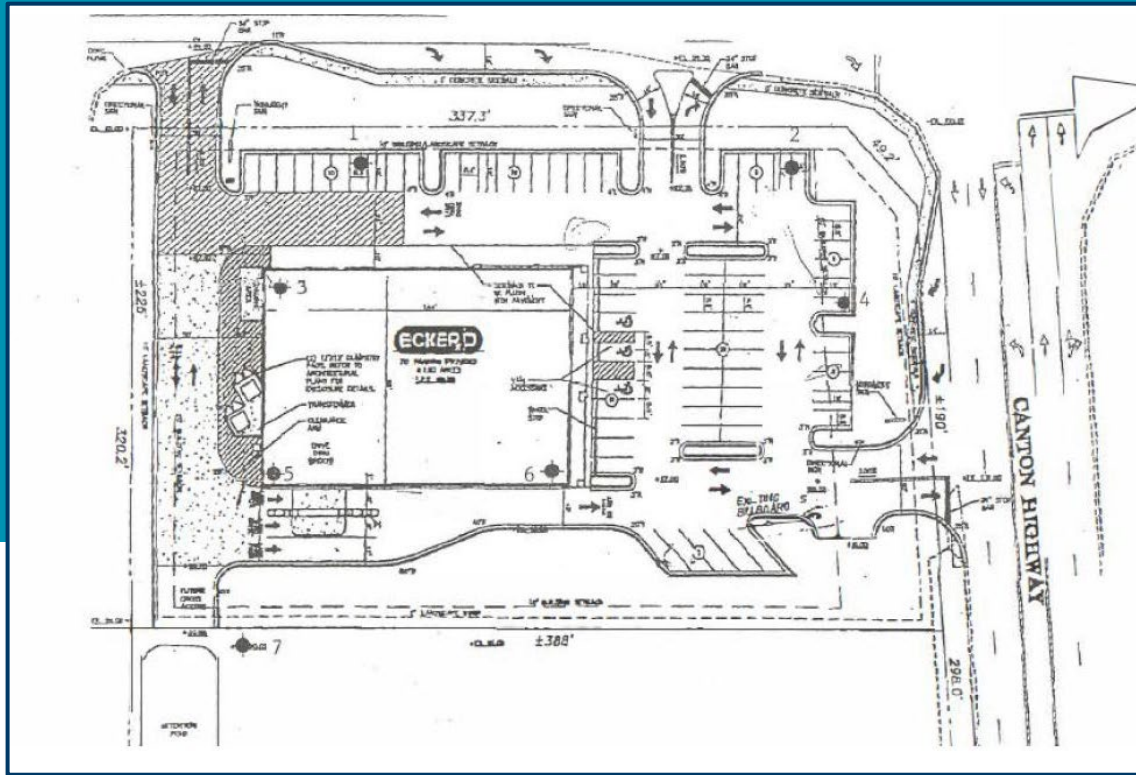


14,240 SF SALE

4815 Canton Road

BUILDING HIGHLIGHTS

- Signalized Intersection
- Drive Thru
- Corner Lot
- Visible Signage



TENANT:

Rite Aid (Walgreens)

TOTAL AVAILABLE

14,240 SF

ZONING

GC - Cobb County

YEAR BUILT

2002

PRICE

\$3,200,000

LOT SIZE

1.67

RENT

Existing term runs thru 12/3/2023
\$29,172.58/month NNN – all operating expenses and real estate taxes paid by Tenant.

LOCATION

Excellent investment opportunity in a prominent suburb of north Atlanta.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
POPULATION 2022	5,729	68,976	188,299
POPULATION 2027	5,925	74,517	203,408
MED. HH INCOME	\$69,039	\$79,998	\$85,000
MED. HOME VALUE	\$214,786	\$260,808	\$275,643
2022 HOUSEHOLDS	2,047	25,382	68,230
2027 HOUSEHOLDS	2,125	27,527	73,833



HENNESSY
Master of Blends

NEW
MATERIALS

Office DEPOT
OfficeMax



Microtel
Inns. & Suites

LOWE'S



Krispy Kreme
DOUGHNUTS

Chick-fil-A

HWY 92

Fairfield
BY MARRIOTT



SYNOVUS

TRUIST FH



Stars & Stripes

SUBWAY

AutoZone

sam's club

Canton Road

23,439 VPD



Jamerson Road

13,300 VPD

Waffle House



U-HAUL

Canton Road

Thomas CONCRETE



Noonday Park

East Cobb Baseball

Kell High School



FOR SALE

2815 Canton Road





Contact Info

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