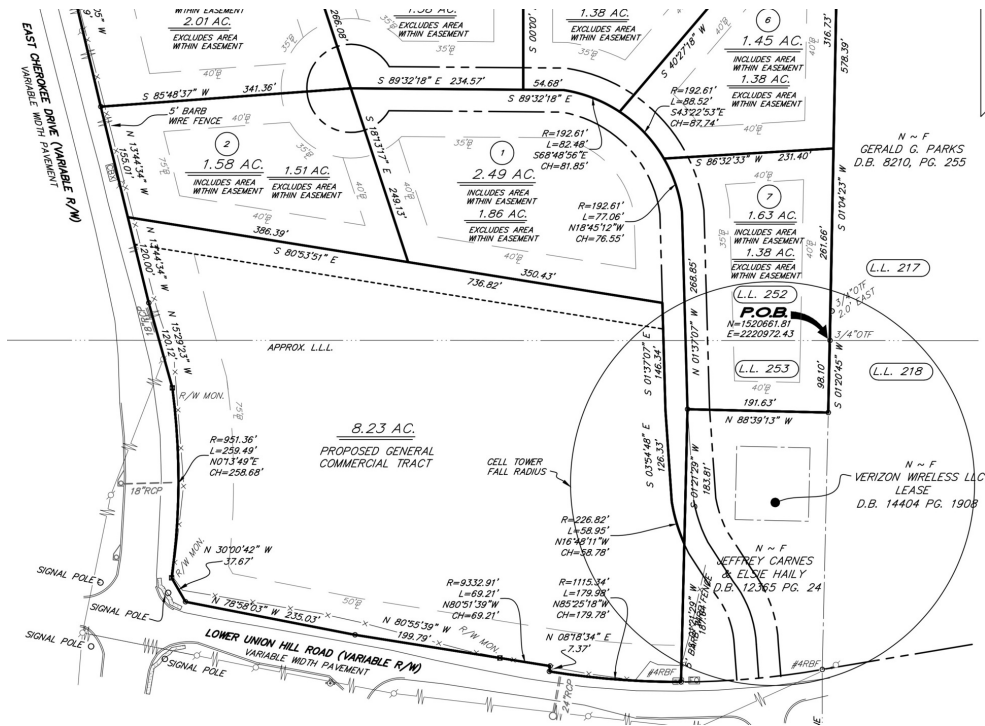


# 301 LOWER UNION HILL ROAD

301 Lower Union Hill Road, Canton, GA 30115



## PROPERTY DESCRIPTION

Zoned NC - PRIME Approximate 8.23 Acres at Lighted Corner Intersection of East Cherokee and Lower Union Hill Road. Property is in Highly Sought After Hickory Flat Community of Cherokee County, Georgia. Ready for Retail / Office Development.

## OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	8.23 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	652	17,082	87,606
Total Population	1,966	50,435	245,867
Average HH Income	\$105,045	\$94,346	\$103,162

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

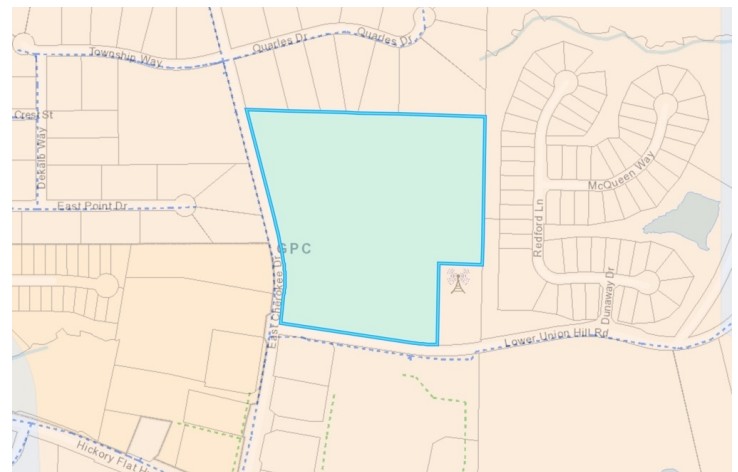
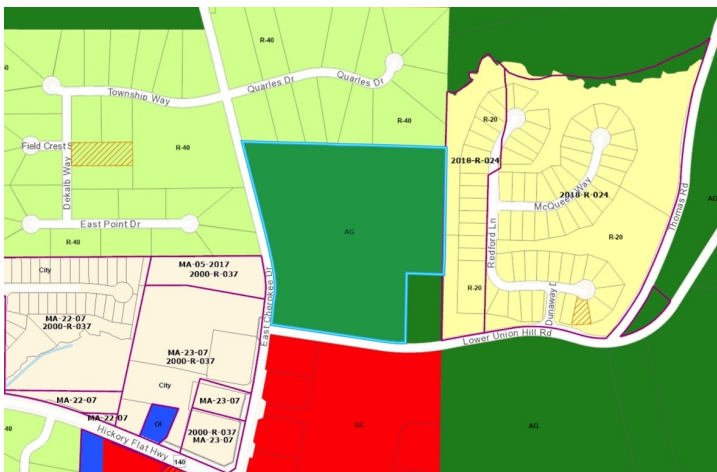
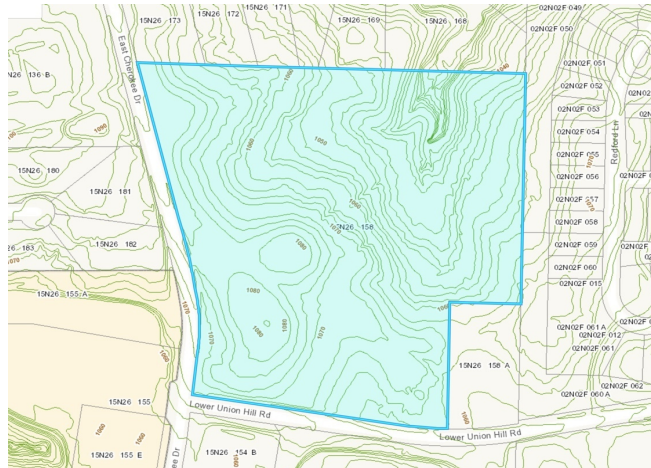
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## LAND FOR SALE

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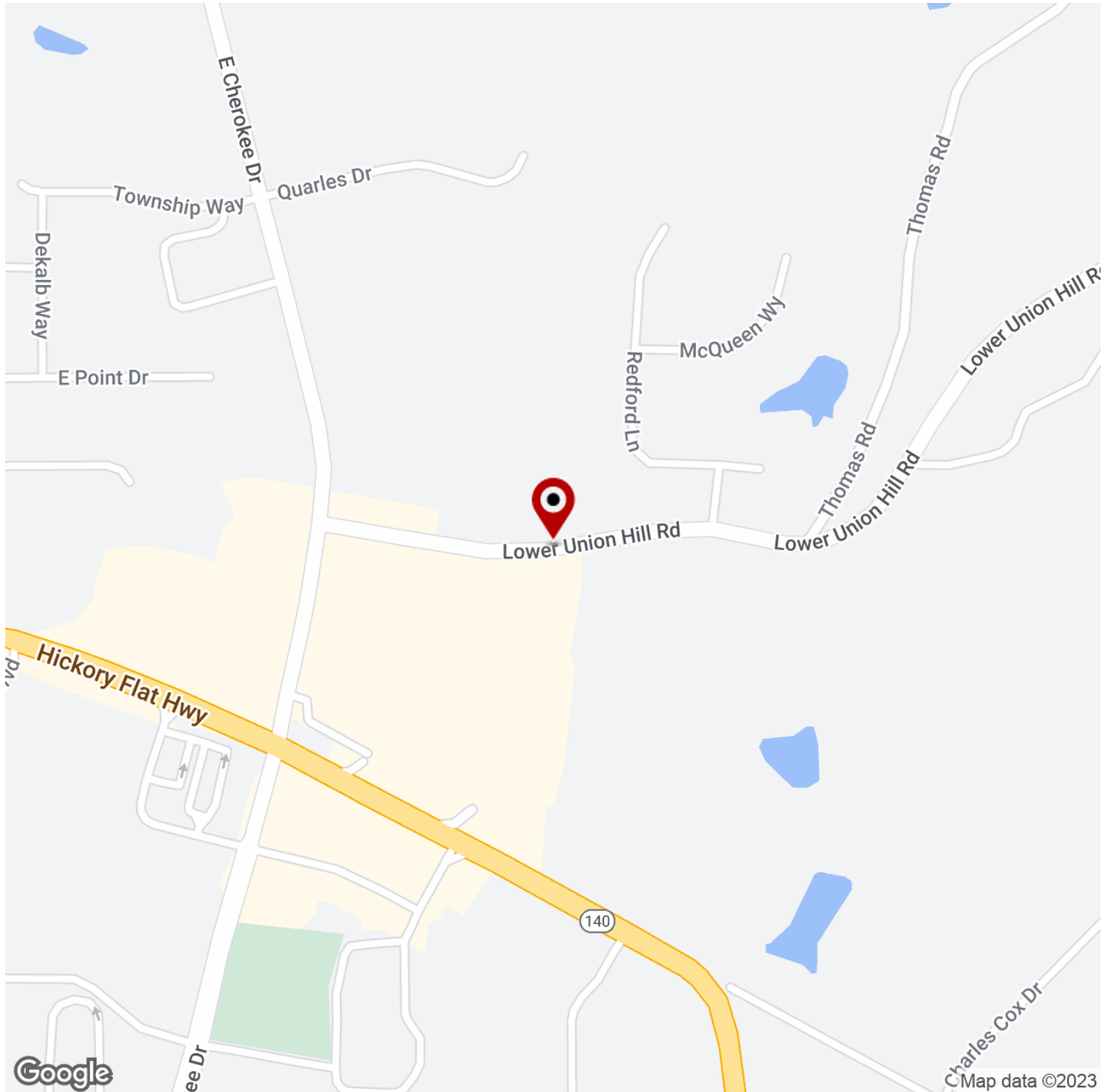
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**LAND FOR SALE**

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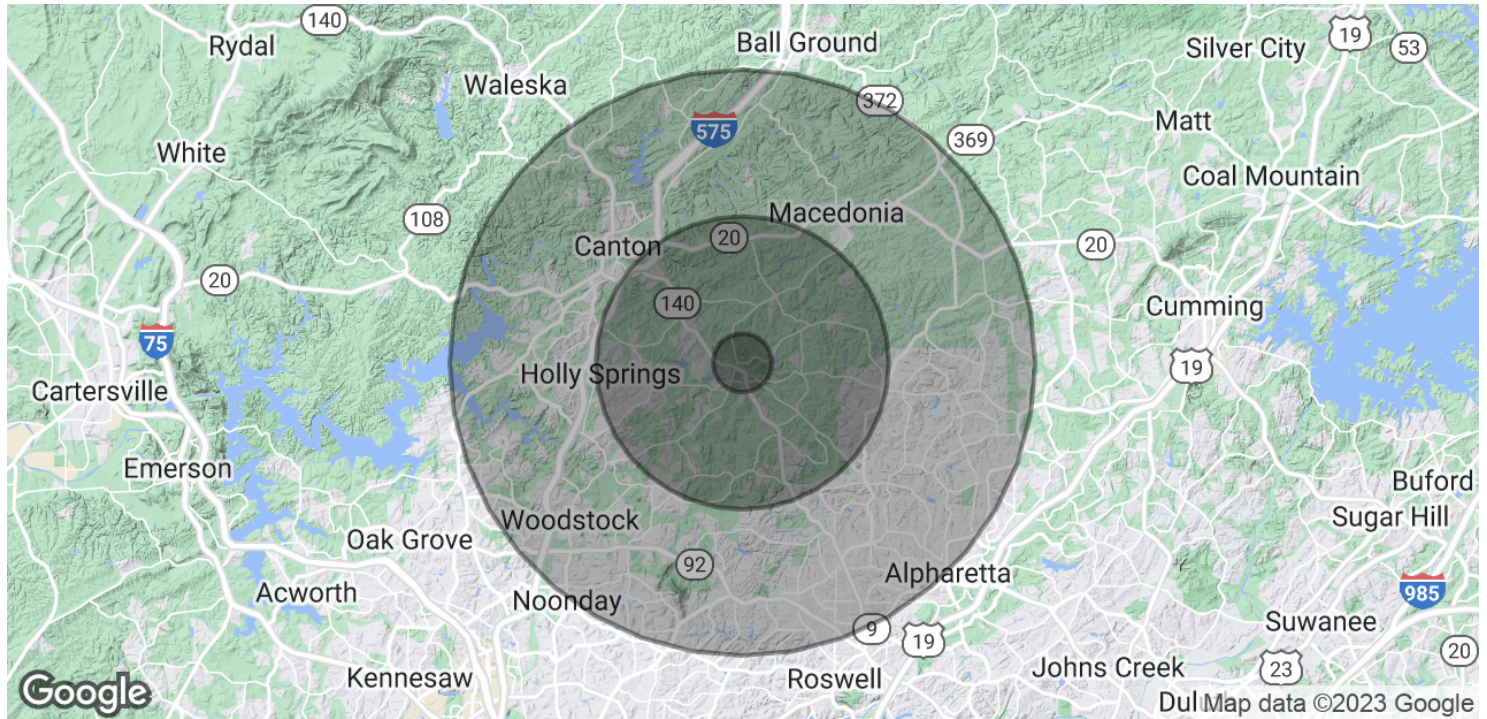
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,966	50,435	245,867
Average Age	37.3	36.0	37.6
Average Age (Male)	37.9	35.9	36.9
Average Age (Female)	36.8	36.1	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	652	17,082	87,606
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$105,045	\$94,346	\$103,162
Average House Value	\$242,032	\$259,951	\$325,436

\* Demographic data derived from 2020 ACS - US Census

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