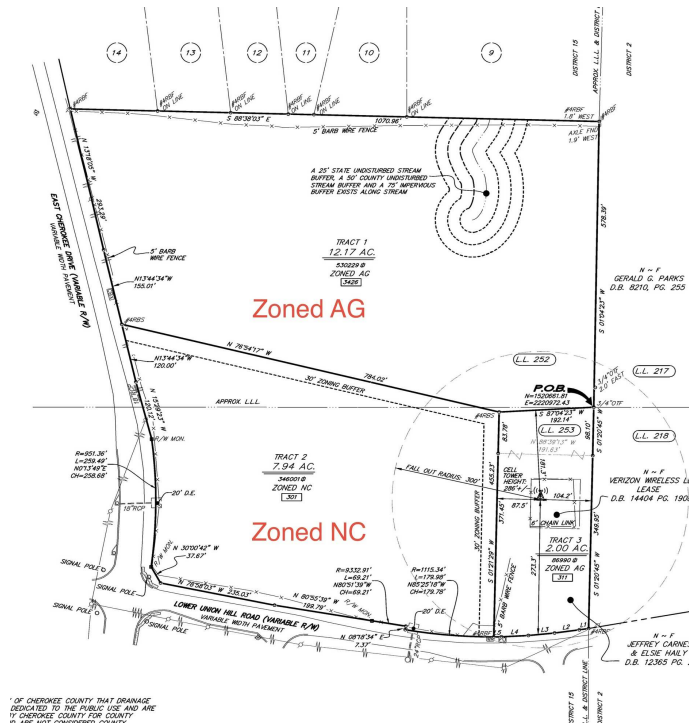


# 20.11 ACRES MIXED USE DEVELOPMENT

301 Lower Union Hill Road , Canton, GA 30115



## PROPERTY DESCRIPTION

Mixed Use Development Opportunity. 20.11 Acres in Canton, GA. 7.94 of the 20.11 Acres is Zoned NC - Remainder 12.17 Acres is Zoned AG. Property sits at Lighted Corner Intersection of East Cherokee and Lower Union Hill Road. Property is in Highly Sought After Hickory Flat Community of Canton, Georgia.

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$3,599,000 |
| Lot Size:   | 20.11 Acres |

| DEMOGRAPHICS      | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 537       | 2,864     | 7,012     |
| Total Population  | 1,552     | 8,060     | 20,019    |
| Average HH Income | \$122,852 | \$130,103 | \$122,852 |

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**  
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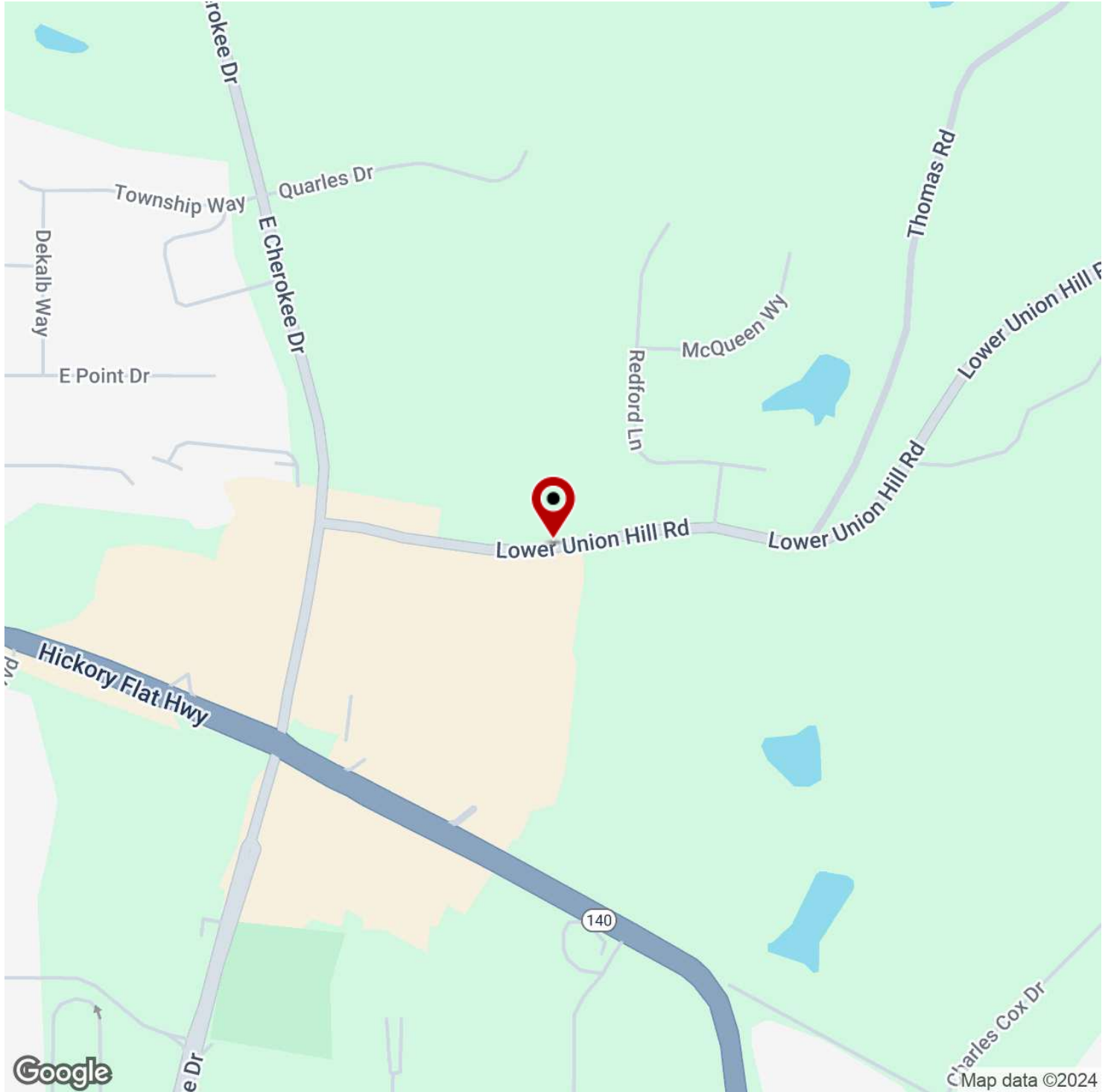
**KW COMMERCIAL**  
 722 Stonecroft Lane  
 Woodstock, GA 30188



# LAND FOR SALE

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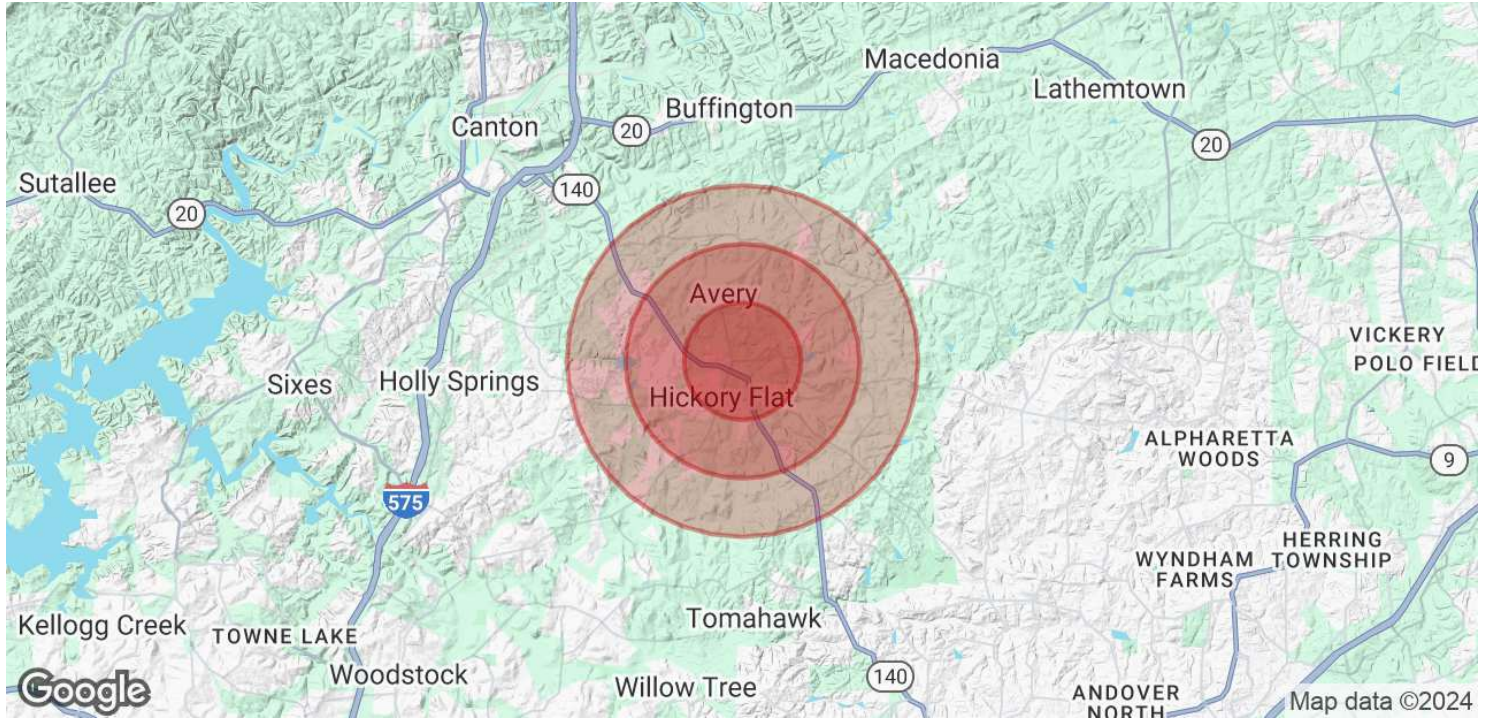
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Woodstock, GA 30188

Each Office Independently Owned and Operated

# 20.11 ACRES MIXED USE DEVELOPMENT

301 Lower Union Hill Road , Canton, GA 30115



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 1,552         | 8,060          | 20,019         |
| Average Age          | 42.7          | 40.7           | 39.8           |
| Average Age (Male)   | 44.9          | 41.9           | 39.1           |
| Average Age (Female) | 41.6          | 42.2           | 42.0           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 537           | 2,864          | 7,012          |
| # of Persons per HH            | 2.9           | 2.8            | 2.9            |
| Average HH Income              | \$122,852     | \$130,103      | \$122,852      |
| Average House Value            | \$393,763     | \$385,527      | \$364,698      |

\* Demographic data derived from 2020 ACS - US Census

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