



Property Summary

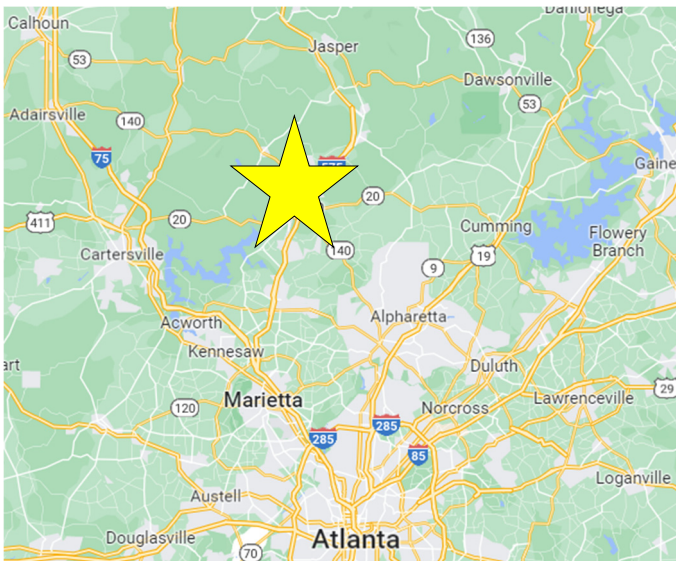
FOR LEASE: 9,100 square foot retail center at Marietta Highway and Ridge Road in Canton, Georgia.

The Publix and Kroger centers down the street are collectively generating **3.06 Million Annual Visitors!**

Marietta Hwy is the main artery to I-575 for both Rivergreen (900+ Homes) and **BridgeMill (2,800 Homes)**.

Center is located within **5 Minutes from over 7,000 Students**, with Cherokee High School (2,873 Students) only 2 miles away.

AVAILABLE SPACE IS THE 1,337 SF BETWEEN DUNKIN DONUTS AND ORANGETHEORY FITNESS.



TRAFFIC COUNTS

23,626 VPD – Marietta Highway
72,200 VPD – I-575

Total Population:

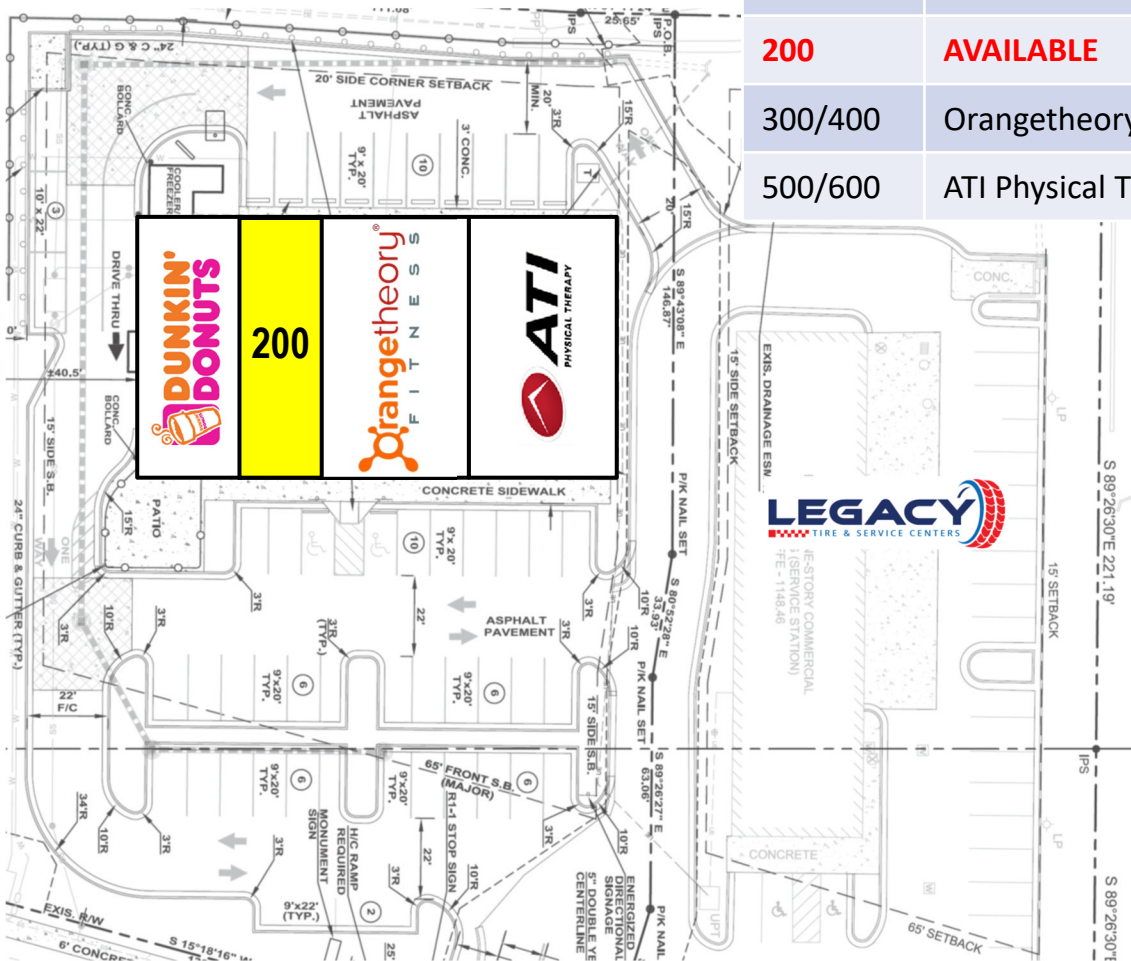
Total Employees:

Avg HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	5,109	37,990	80,818
Total Employees:	3,360	12,030	26,753
Avg HH Income:	\$73,727	\$82,243	\$88,202



UNIT	TENANT	SIZE (SF)
100	Dunkin Donuts	2,100
200	AVAILABLE	1,337
300/400	Orangetheory Fitness	2,800
500/600	ATI Physical Therapy	2,800



MARIETTA HIGHWAY