

FOR LEASE

RIVER GREEN

900+ Homes

4,900 SF
Auto Repair

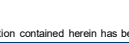
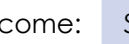
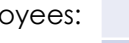
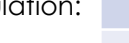
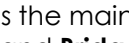
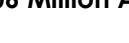
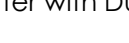
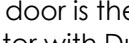


BridgeMill

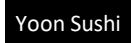
2,800+ Homes



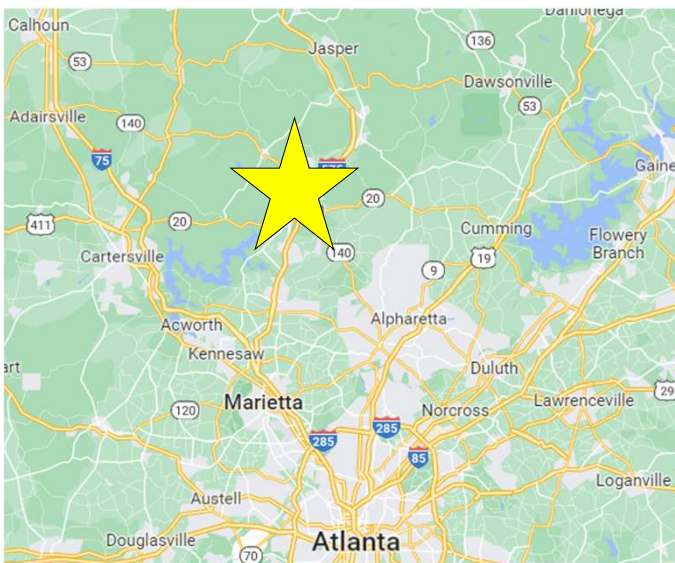
CHEROKEE HIGH
(2,873 Students)



1.59 Million
Annual Visits



1.47 Million Annual Visits



Property Summary

FOR LEASE: 4,900 square foot second generation auto repair shop at Marietta Highway and Ridge Road in Canton, Georgia. Next door is the 9,100 square foot Canton Ridge Shopping Center with Dunkin Donuts and Orangetheory Fitness.

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.



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
5,669	45,790	100,848
3,713	12,803	30,128
\$102,713	\$114,177	\$115,838

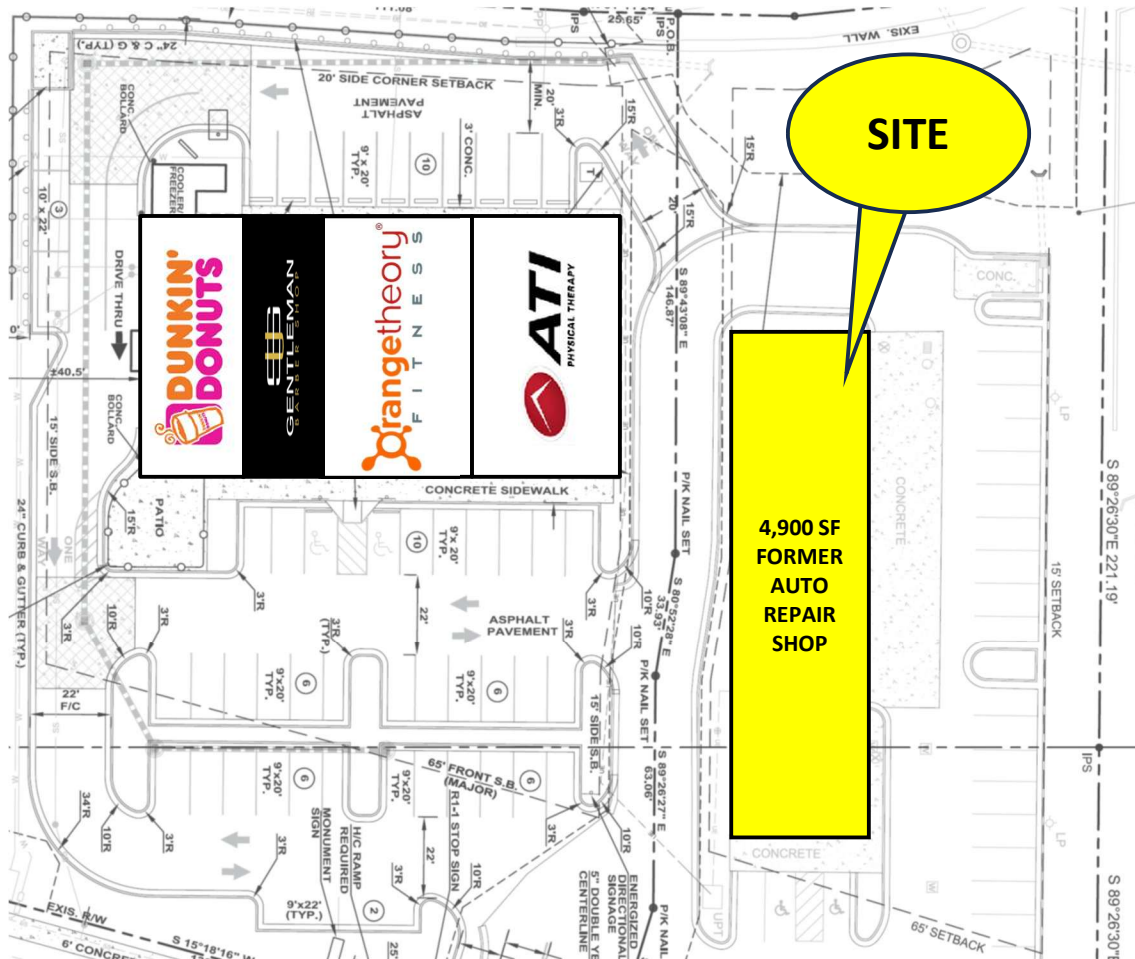
CANTON RIDGE

**SIGNAGE ON
MARIETTA
HWY (23,626
VPD)**



- 8 SERVICE BAYS
- ROLL-UP DOORS





MARIETTA HIGHWAY