

SULLIVAN WICKLEY

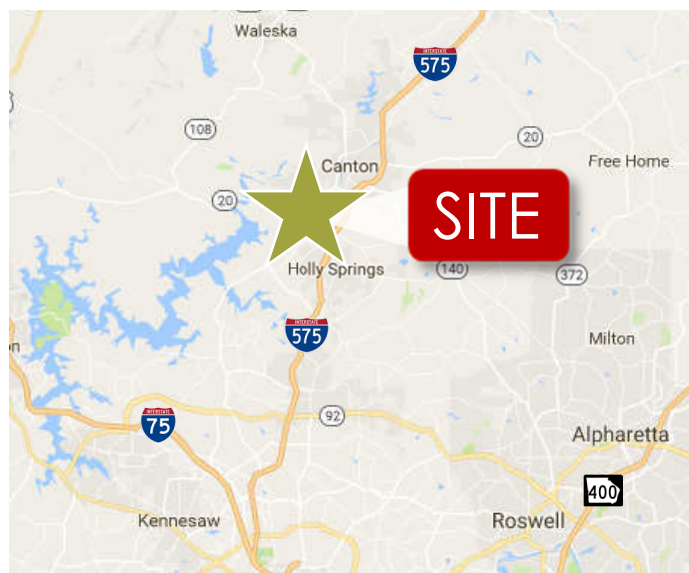
CANTON RIDGE SHOPPING CENTER

3640 Marietta Highway
Canton, GA 30114

CHEROKEE COUNTY

Orangetheory®
FITNESS

OPENING FALL 2017!



Property Highlights

New Construction! 9,100 square foot retail center adjacent to high performing McDonald's, AutoZone, and Kauffman Tire

Property has amazing exposure and access with designated left turn lane and right deceleration lane

New Walmart Supercenter (185,000 SF; open 24/7) now open on the other side of I-575 off Marietta Highway

The two northern entrances of BridgeMill (2,800+ homes) in addition to Rivergreen (900+ homes) use Marietta Highway as their main artery to I-575

Center is located within 5 minutes from over 7,000 students, with Cherokee High School (2,318 students) only 2 miles away

TRAFFIC COUNTS

23,626 VPD - Marietta Highway
72,200 VPD - Interstate 575

Total Population

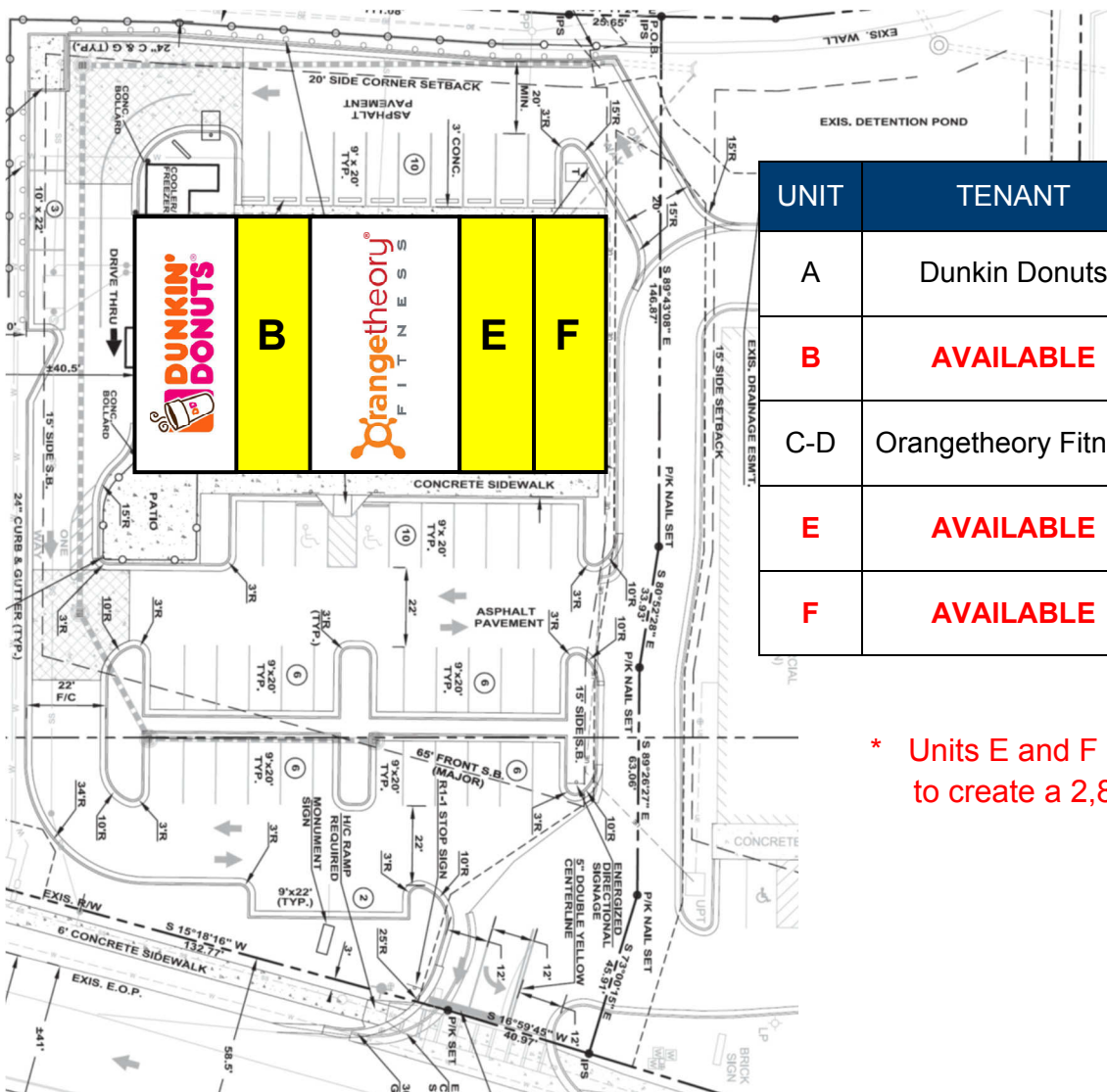
Total Employees

Avg. HH Income

1-mile	3-mile	5-mile
5,109	37,990	80,818
3,360	12,030	26,753
\$73,727	\$82,243	\$88,202

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





UNIT	TENANT	DIMEN	SIZE
A	Dunkin Donuts	30' x 70'	2,100
B	AVAILABLE	20' x 70'	1,400
C-D	Orangetheory Fitness	40' x 70'	2,800
E	AVAILABLE	20' x 70'	1,400
F	AVAILABLE	20' x 70'	1,400

* Units E and F can be combined to create a 2,800 SF endcap