



HICKORY FLAT PADS - PAD SITE AVAILABLE

6103 Hickory Flat Highway, Canton GA 30115

- ▲ Located in one of the fastest growing areas of Cherokee County, which has experienced a surge in population over the past 7 years.
- ▲ 15+ new residential developments planned with an estimated 1,900 new rooftops.
- ▲ Highly rated Cherokee County Schools located 1/4 mile from site with 4,200+ students enrolled .
- ▲ Convenient 15 minute drive to Downtown Woodstock and Canton.
- ▲ Positioned along the primary artery connecting Cherokee County and Fulton County.



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	1,924	23,619	64,522
Households	646	7,899	21,724
Average HH Income	\$127,088	\$126,444	\$119,048
Daytime Population	1,388	4,117	13,934
	5 Min	10 Min	15 Min
Drivetime Population	6,984	42,665	127,367

Available Spaces

Pad 3 - .69 AC

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
Pad 1	At Lease	1.13 AC	Pad 2	At Lease	1.4 AC	Pad 3	Available	.69 AC



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property