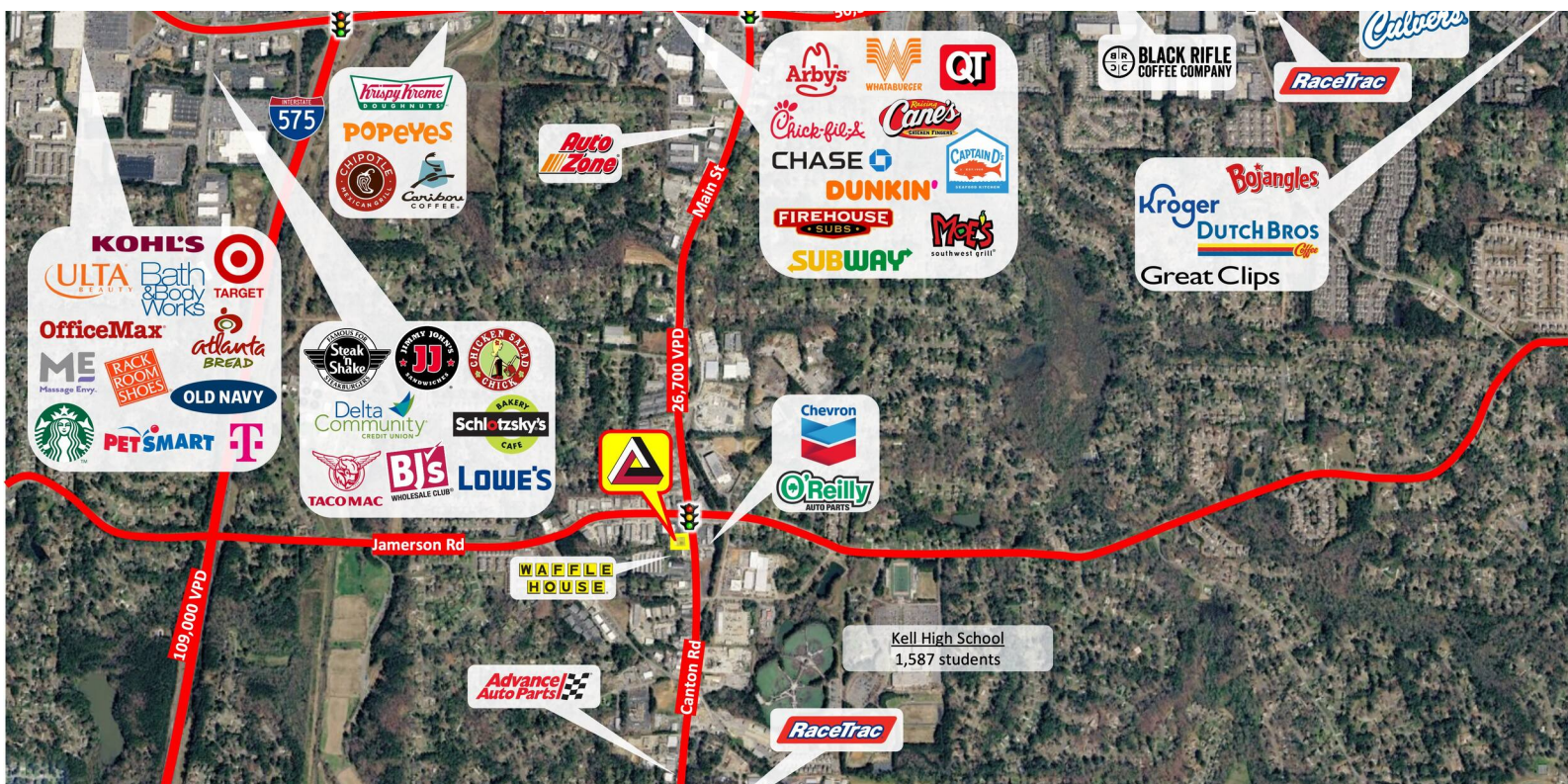




VESPUCCI CENTER - 2ND GENERATION RESTAURANT AVAILABLE



4805 Canton Rd, Marietta GA 30066

- ▲ 1,500 SF 2nd-generation former smoothie restaurant for lease.
- ▲ The property is located on Canton Rd (26,700 VPD) and Jamerson Rd, 1.5 mi from the intersection at GA Highway 92/ Alabama Rd (50,300 VPD).
- ▲ Join Vespucci's Italian Kitchen and Ray's Donuts. Notable nearby tenants include Waffle House, Chevron, and O'Reilly's Auto Parts.
- ▲ There is a population of 72,133 with an average household income of \$144,880 within 3 miles of the property.

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	6,758	72,133	204,156
Households	2,476	27,173	75,764
Average HH Income	\$122,879	\$113,478	\$116,669
Daytime Population	2,524	21,980	65,341
	5 Min	10 Min	15 Min
Drivetime Population	17,474	105,304	265,069

Available Spaces

300 - 1,500 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Vespucci's Italian Kit...	-	300	Available	1,500 SF	400	Ray's Donuts	-

