



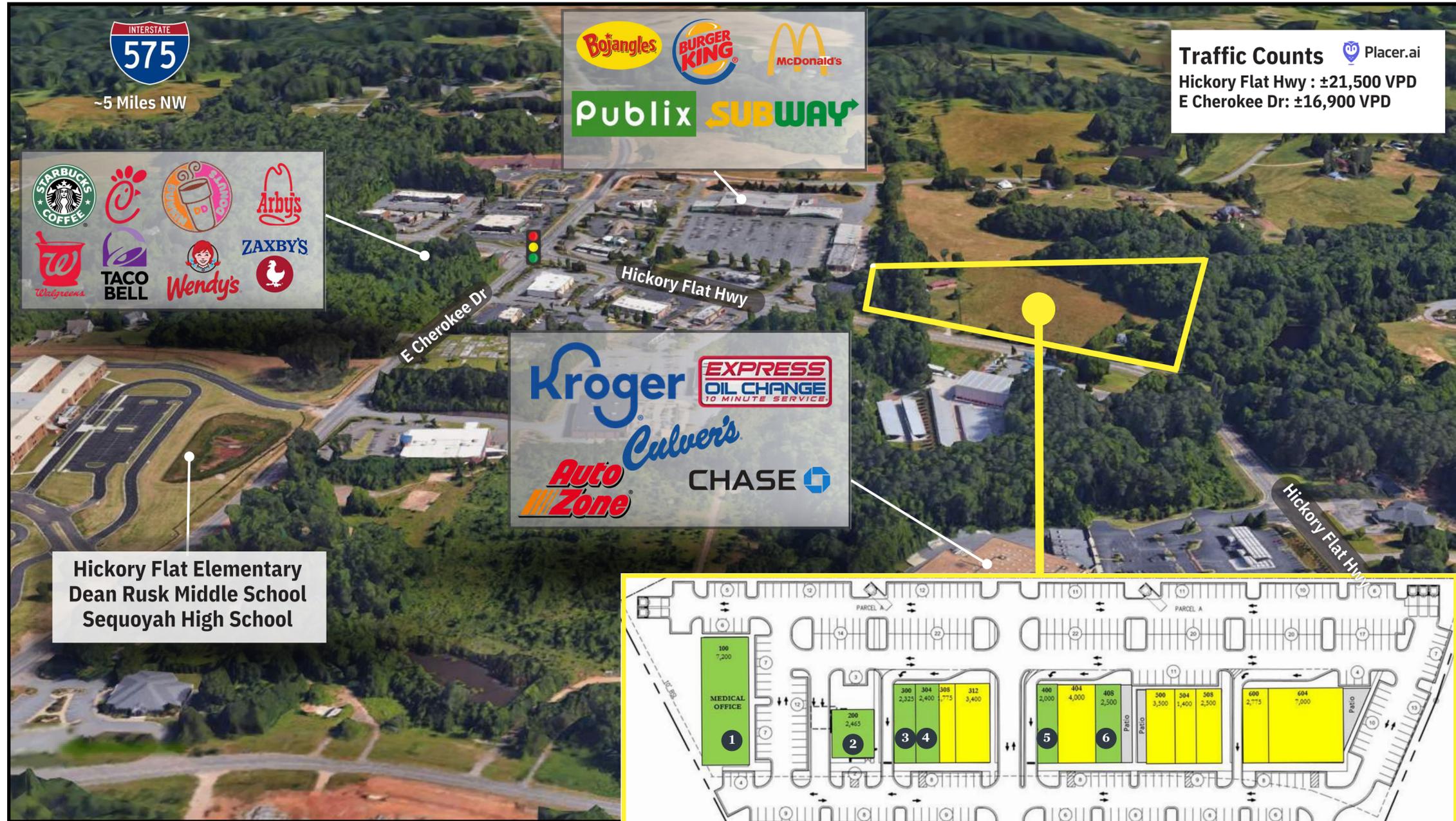
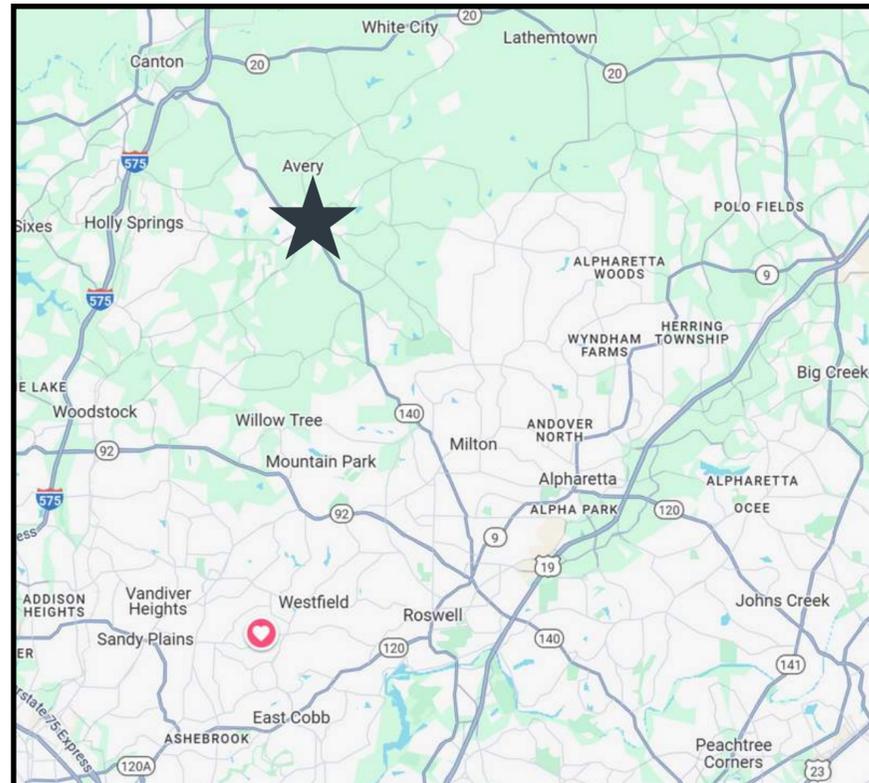
DEVELOPMENT GROUP

HICKORY FLAT MARKETPLACE

6475 Hickory Flat Hwy
Canton GA, 30115

SPACE FOR LEASE!

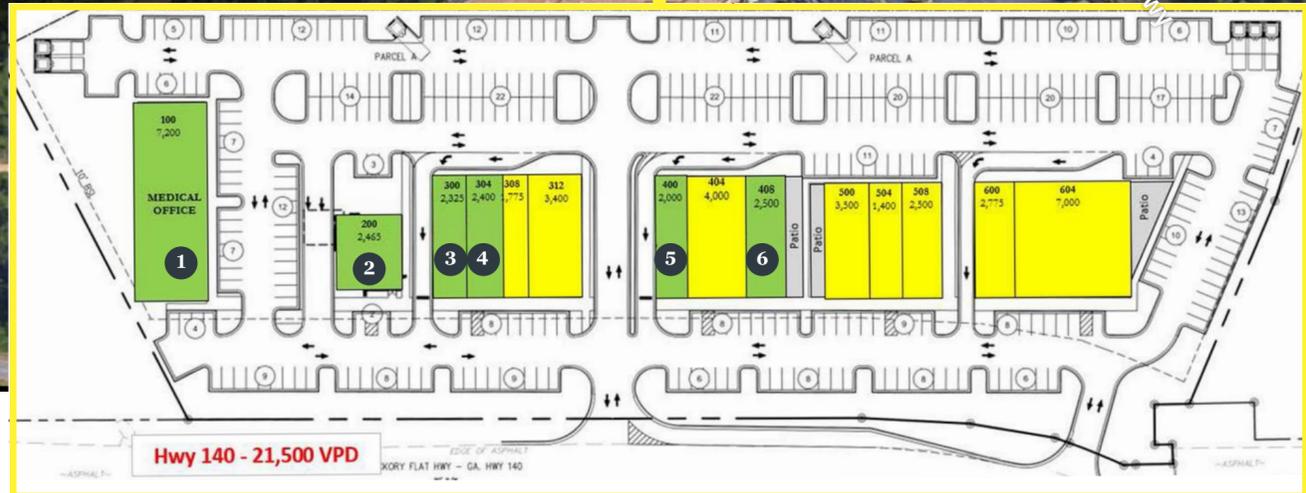
LOCATION MAP



Traffic Counts Placer.ai
Hickory Flat Hwy : ±21,500 VPD
E Cherokee Dr: ±16,900 VPD



Hickory Flat Elementary
Dean Rusk Middle School
Sequoyah High School



LEASING CONTACT
Daniel Hunt
VP OF LEASING & ACQUISITIONS
260.241.4824
dhunt@dg.dev



PROPERTY HIGHLIGHTS

SIGNIFICANT GROWTH MARKET: Cherokee County remains one of the fastest growing counties in Georgia with an average annual growth rate of 2.3%

STRONG DEMOGRAPHICS: Average Income of \$133,364 and median home value of \$695,795

PROXIMITY TO SCHOOLS: All three of the areas primary schools are located in this node (Hickory Flat Elementary, Dean Rusk Middle School and Sequoyah High School (4,466 combined student population)).

HWY 140 FRONTAGE: This site has ~700 feet of frontage along Highway 140 (Hickory Flat Hwy) which will continue to be the key North/South thoroughfare connecting Canton, Roswell, Milton, and Alpharetta.

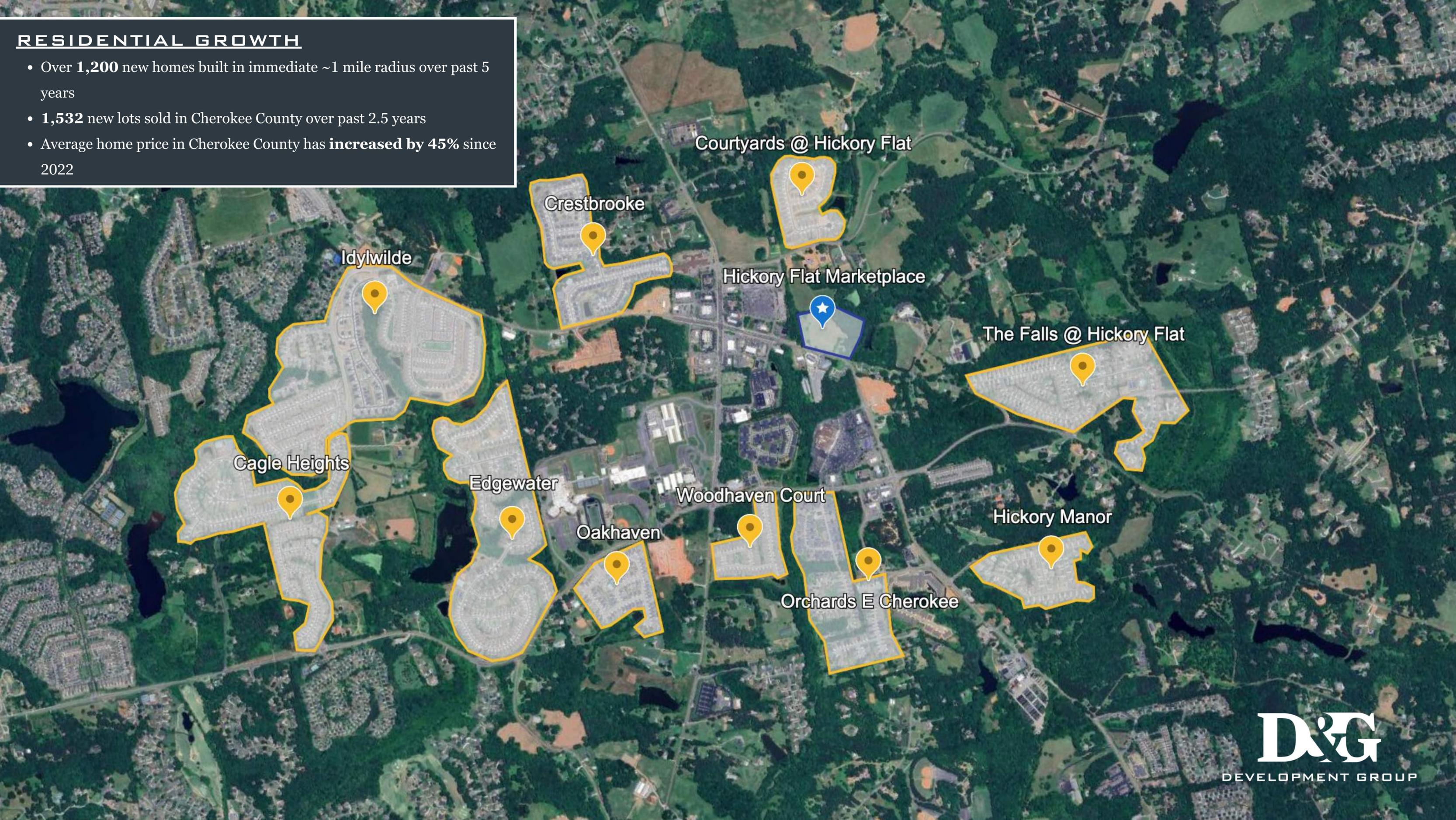


Daniel Hunt VP OF LEASING & ACQUISITIONS

📞 260.241.4824 ✉️ dhunt@dg.dev

RESIDENTIAL GROWTH

- Over **1,200** new homes built in immediate ~1 mile radius over past 5 years
- **1,532** new lots sold in Cherokee County over past 2.5 years
- Average home price in Cherokee County has **increased by 45%** since 2022





DEMOGRAPHICS AND TRADE AREA

Canton GA, 30115

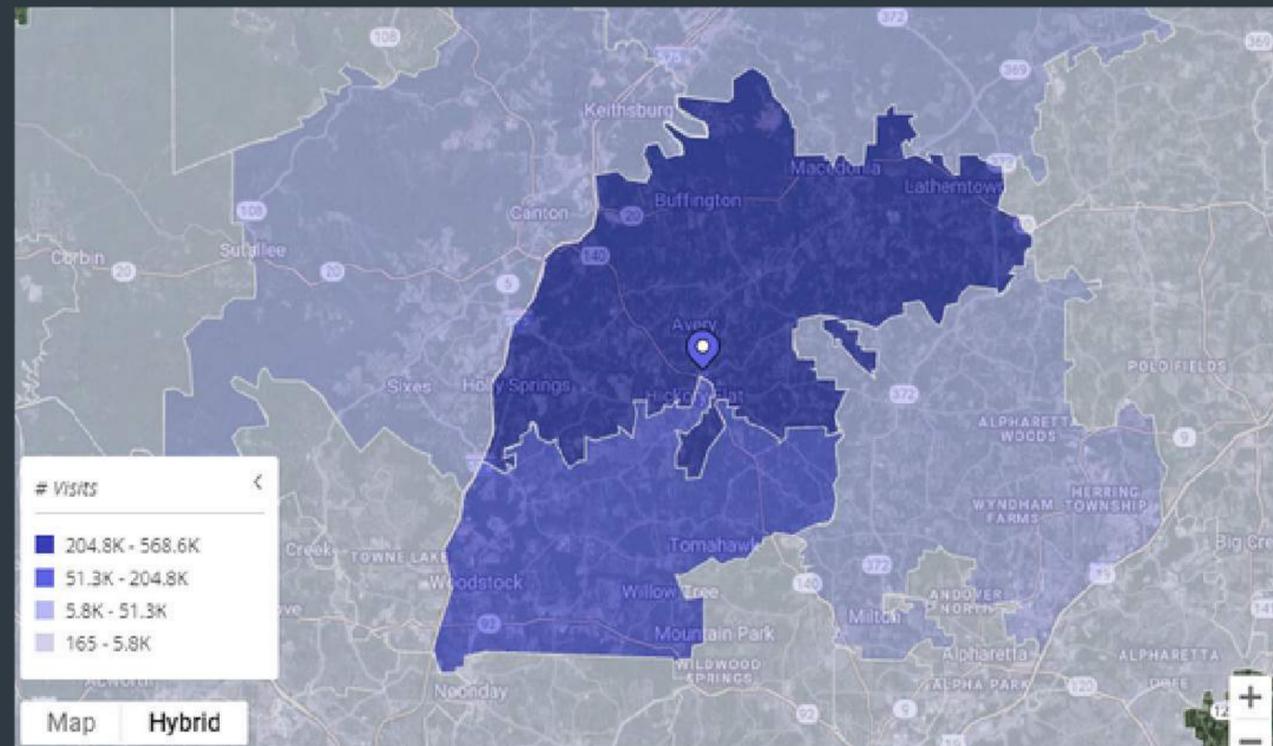


Cherokee County has grown over 31% since 2010 and continues to grow at an average annual rate of 2.3%. With an average income of \$133,364 and a rise in average home price of 45% since 2022, Cherokee has become an established an affluent market.

TRADE AREA COVERAGE

The primary trade area of this shopping node covers a large area pulling from as far north as Macedonia and Buffington and as far south as Woodstock and Mountain Park. The secondary trade area captures customers from Milton and Canton.

TRADE AREA MAP (ANNUAL VISITS)



2023 POPULATION

1 Miles Radius	3,485
3 Mile Radius	26,292
5 Mile Radius	67,223

PROJECTED GROWTH (2023-28)

1 Miles Radius	8.6%
3 Mile Radius	8.74%
5 Mile Radius	6.7 %

INCOME

Average Income (1 Mile)	\$133,364
Average Income (3 Mile)	\$130,252
Average Income (5 Mile)	\$127,150

NEW HOME LOT SALES (FUTURE GROWTH INDICATOR)

2023-24	842
2022	690
2021	1,124

AVERAGE HOME PRICE (45% INCREASE OVER 3 YEARS)

2024	\$831,819
2023	\$695,795
2022	\$561,265



HICKORY FLAT
MARKETPLACE
Canton GA, 30115

HAVE QUESTIONS? WE'RE HERE.

Daniel Hunt | VP OF LEASING & ACQUISITIONS

260.241.4824 | dhunt@dg.dev