

FOR SALE / FOR LEASE / BUILD TO SUIT

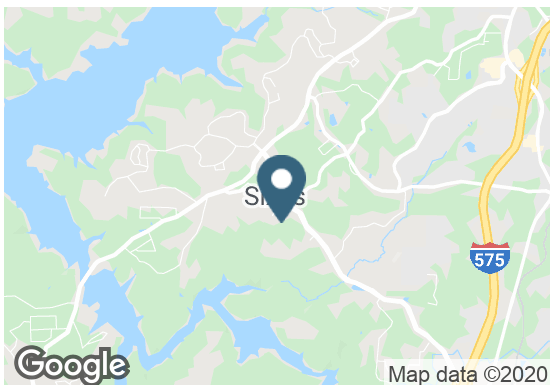
Corner Lot - 5.11 AC

3280 Sixes Rd. | Canton, GA



Overview

LEASE RATE	Contact Broker
LOT SIZE	5.11 Acres
LATITUDE/ LONGITUDE	34.172884/ -84.547912 click to view



Description

- For Sale, Lease, or Build to Suit
- 5.11 acre Prime Corner lot with over 550 ft of frontage on Sixes Rd and 587 ft frontage on Ridge Rd
- Ideal site for grocery, gas, QSR, auto parts/repair, self storage, medical, school and office
- across the street from new Starbucks, Dunkin, Waffle House, Guthrie's, Circle K
- Upscale community close to Lake Allatoona, Blankets Creek bike trails, and Bridgemill residential development
- Zoned Commercial
- All utilities on site with stormwater and underground detention in-place

Demographics

	1 MILE	3 MILES	5 MILES
Median Household Income	\$146,469	\$142,595	\$140,866
Households	14,407	73,341	169,087
Daytime Population	53,011	190,999	457,525

Year: 2020 | Source: ESRI

Traffic Counts

Sixes Rd	16,500 VPD
Ridge Rd	7,050 VPD

Year: 2019 | Source: GDOT

Contact

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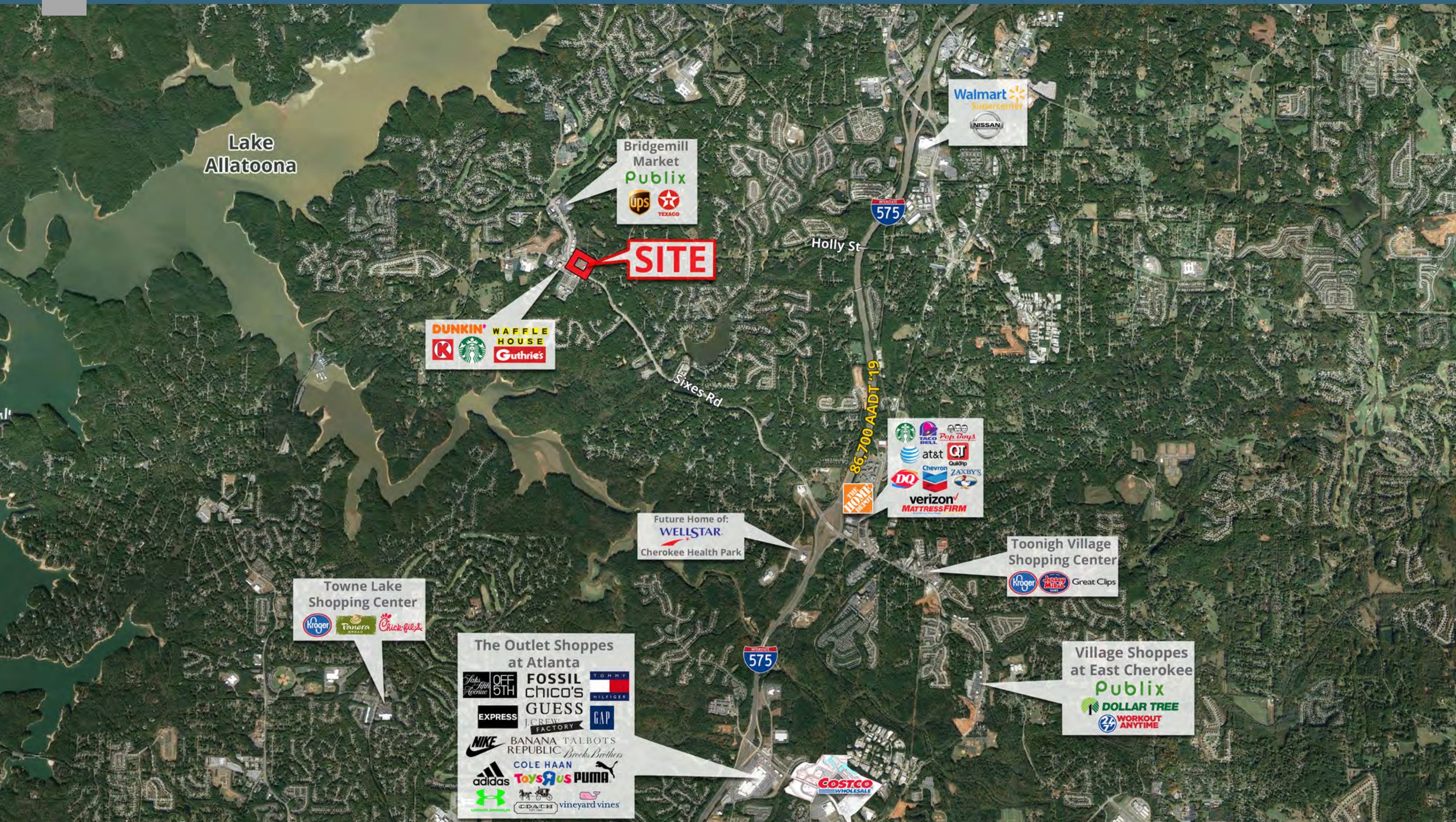
SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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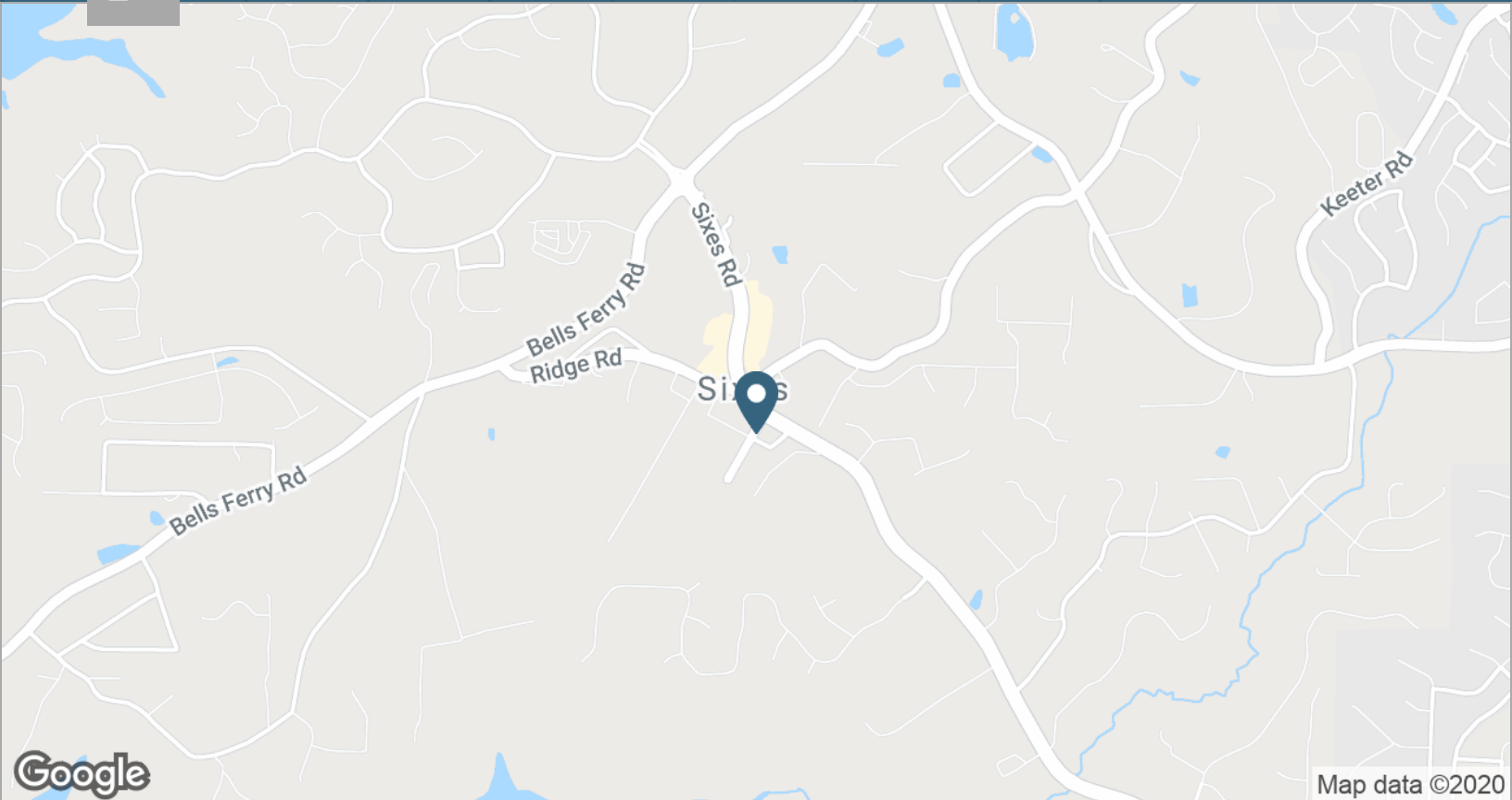
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	1 mile	3 miles	5 miles
Population			
2020 Population	24,030	149,846	351,327
2000 Population	10,610	106,360	257,783
2010 Population	15,913	119,639	288,252
2025 Population	26,681	163,818	383,326
2000-2010 Annual Rate	4.14%	1.18%	1.12%
2010-2020 Population: Annual Growth Rate	4.10%	2.22%	1.95%
2020-2025 Population: Annual Growth Rate	2.12%	1.80%	1.76%
2020 Median Age	36.9	35.3	34.8
Households			
2000 Households	6,344	51,637	119,367
2010 Households	9,647	58,917	136,120
2020 Total Households	14,407	73,341	169,087
2025 Total Households	15,914	80,033	185,353
2000-2010 Annual Rate	4.28%	1.33%	1.32%
2010-2020 Households: Annual Growth Rate	3.99%	2.16%	2.14%
2020-2025 Households: Annual Growth Rate	2.01%	1.76%	1.85%
2020 Average Household Size	1.67	2.03	2.01
Housing Units			
2020 Total Housing Units	15,812	81,125	186,707
2020 Owner Occupied Housing Units	4,908	28,176	70,393
2020 Renter Occupied Housing Units	9,499	45,165	98,694
2020 Vacant Housing Units	1,405	7,784	17,620
Race and Ethnicity			
2020 White Alone	69.2%	65.1%	65.9%
2020 Black Alone	14.4%	13.8%	14.1%
2020 American Indian/Alaska Native Alone	0.2%	0.4%	0.3%
2020 Asian Alone	10.6%	8.4%	10.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Hispanic Origin (Any Race)	6.9%	17.6%	13.7%
Income			
2020 Median Household Income	\$95,857	\$91,253	\$91,427
2020 Average Household Income	\$146,469	\$142,595	\$140,866
2020 Per Capita Income	\$85,497	\$70,155	\$68,172
2020 Population 25+ by Educational Attainment			
Total	18,868	109,906	251,923
High School Graduate	6.5%	8.2%	7.5%
GED/Alternative Credential	0.9%	0.9%	0.8%
Some College, No Degree	10.0%	9.7%	9.4%
Associate Degree	2.9%	3.2%	3.5%
Bachelor's Degree	43.5%	40.7%	39.9%
Graduate/Professional Degree	33.7%	31.1%	33.5%
Data for all businesses in area			
Total Businesses:	3,326	9,189	20,039
Total Employees:	53,343	128,918	345,314
Total Residential Population:	24,030	149,846	351,327
Employee/Residential Population Ratio:	2:1	1:1	1:1
2020 Total Daytime Population	53,011	190,999	457,525
Workers	43,045	125,423	299,425
Residents	9,966	65,576	158,100