

FOR SALE - 1.15 AC  
**Hillhouse Ln. Parcel**  
 100 Hillhouse Lane | Canton, GA



## Overview

<b>LEASE RATE</b>	Contact Broker
<b>LOT SIZE</b>	1.15 AC
<b>LATITUDE/ LONGITUDE</b>	34.171375/ -84.547049 <i>click to view</i>

## Description

- 1.15 acres on Ridge Rd. with 131 ft of frontage
- Prime site with beautiful mountain views and elevated view of the area
- Ideal site for office, medical, dental or showroom OR townhomes
- Nearby retailers - Publix, Starbucks, Dunkin, Guthrie's, KFC and McDonalds
- Upscale community / area close to Lake Allatoona, Blankets Creek bike trails, Bridgemill residential development
- Unincorporated Cherokee County
- Zoned Commercial (can be downzoned to residential)



## Demographics

	1 MILE	3 MILES	5 MILES
Average Household Income	\$146,469	\$142,595	\$140,866
Households	14,407	73,341	169,087
Daytime Population	24,030	149,846	351,327

Year: 2020 | Source: ESRI

## Contact

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## Traffic Counts

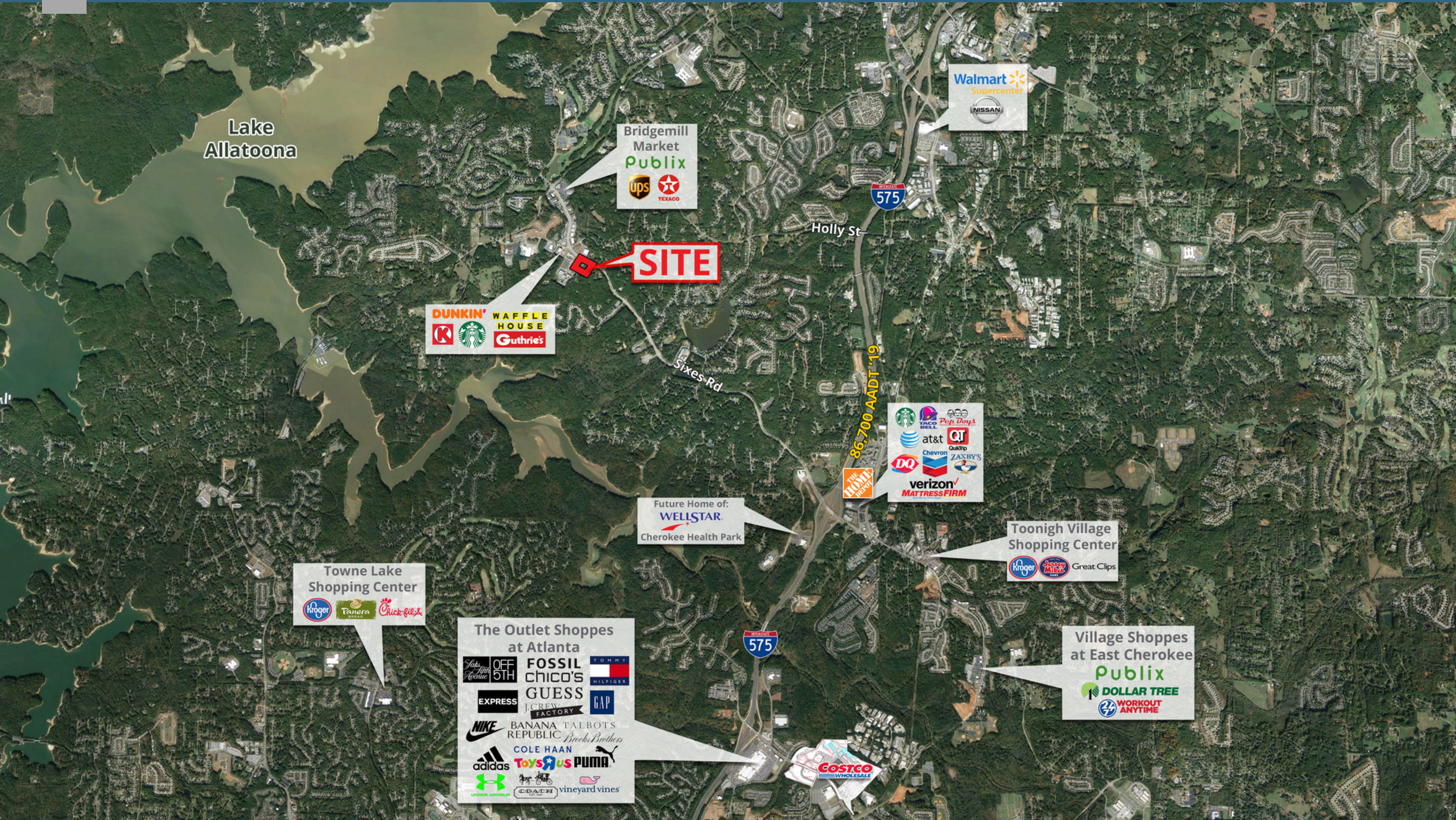
Sixes Rd	16,500 VPD
Ridge Rd	7,050 VPD

Year: 2019 | Source: GDOT

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

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**SRSRE.COM**



Lake Allatoona

Bridgemill Market  
**Publix**  
ups TEXACO

Walmart  
Supercenter  
NISSAN

**SITE**

DUNKIN' STARBUCKS WAFFLE HOUSE GUTHRIE'S

Holly St  
575

Sixes Rd

86,700 AADT '19

Starbucks TACO BELL Pop-Boy's at&t CJ QuikTrip Chevron ZAXBY'S DQ verizon MATTRESS FIRM

Future Home of: **WELLSTAR**  
Cherokee Health Park

Toonigh Village Shopping Center  
Kroger JOEY MEAT Great Clips

Towne Lake Shopping Center  
Kroger Tanera Chick-fil-A

The Outlet Shoppes at Atlanta  
Fossil chico's TOMMY HILFINGER GUESS J.CREW FACTORY GAP NIKE BANANA REPUBLIC TALBOTS Brooks Brothers COLE HAAN adidas Toys R Us PUMA Under Armour GOLF vineyard vines

575

COSTCO WHOLESALE

Village Shoppes at East Cherokee  
**Publix**  
DOLLAR TREE WORKOUT ANYTIME



Sixes United Methodist

Bells Ferry Rd  
7,050 AADT '19

Ridge Rd  
Hopewell Baptist Church

Sixes Elementary School

SINGLETON MARINE

GEORGIA PAIN ASSOCIATES

DUNKIN'  
K  
WAFFLE HOUSE  
Guthrie's

State Farm

CVS pharmacy

United Community Bank

WELLS FARGO

McDonald's

KFC

Nuevo Sabor CUCINA MEXICANA

ANYTIME FITNESS

ExtraSpace Storage

Bridgemill Market  
Publix  
ups  
TEXACO

16,500 AADT '19

**SITE**

Wooten Dr

Sixes Rd

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Bridgemill

Ridge Rd

7,050 AADT '19

16,500 AADT '19



Sixes Rd

ANYTIME FITNESS

GEORGIA PAIN ASSOCIATES



DUNKIN'

Guthrie's

WAFFLE HOUSE



ExtraSpace Storage

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	1 mile	3 miles	5 miles
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing Units</b>			
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
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>2020 Population 25+ by Educational Attainment</b>			
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%
<b>Data for all businesses in area</b>			
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

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