

NOW LEASING

HICKORY FLAT MARKETPLACE

MARKET HIGHLIGHTS

- 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



Hickory Flat, Canton, GA

**HICKORY
-FLAT-
MARKETPLACE**



Available AC: 11 +/- Acres GL or BTS

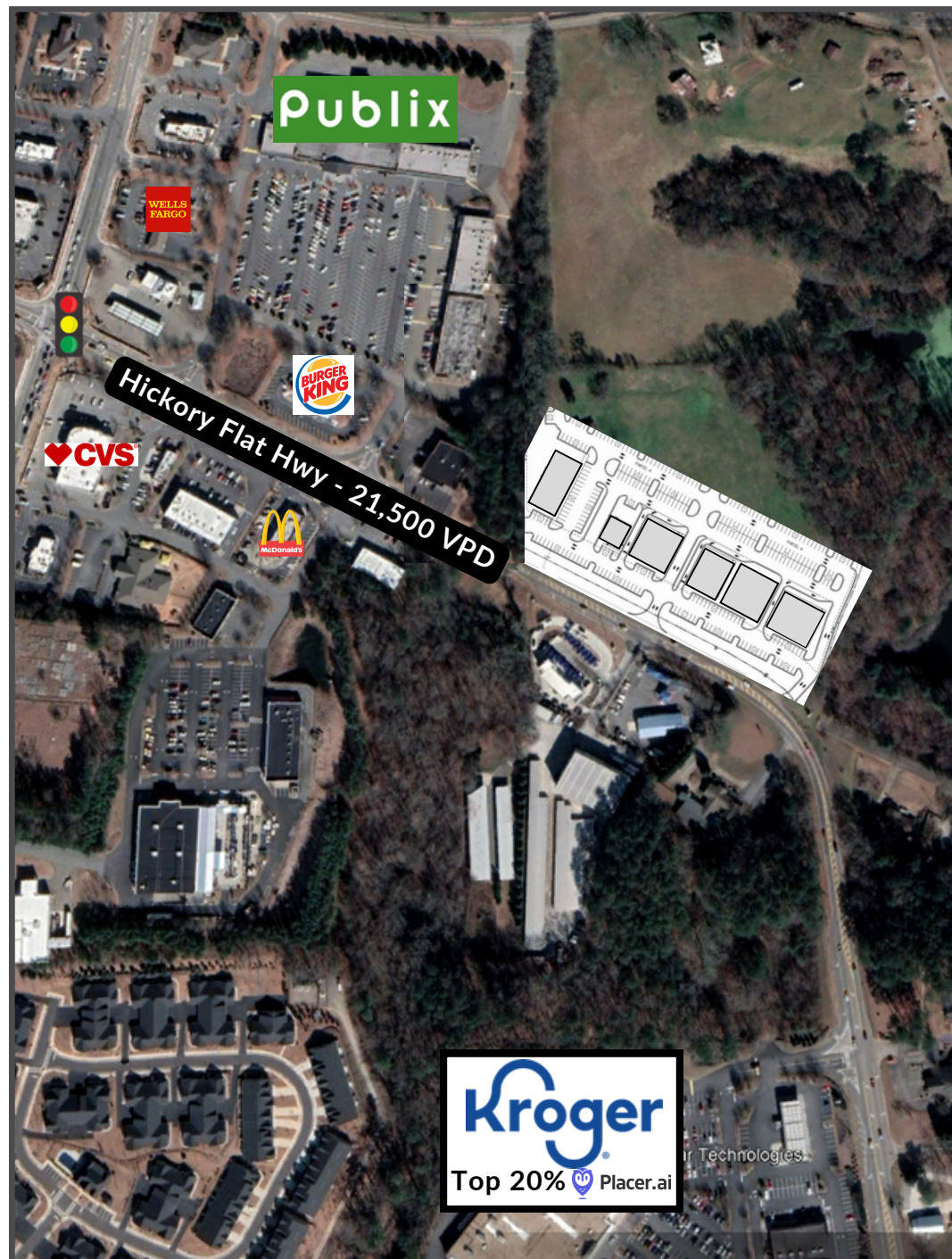
Price: Contact Agent

Uses: General Commercial: Retail, Service, Restaurants, etc.

This ± 11-acre site is in the rapidly growing Hickory Flat community of Canton, GA directly adjacent to the Publix shopping center and just north of the Kroger Shopping Center. This new commercial development will offer multi-tenant and standalone options and will bring tremendous energy to this shopping destination.

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% over the past 12 years. There is significant ongoing residential growth with ~1 mile in every direction of this site
- **Primary Daily Needs Destination:** The intersection of Hickory Flat Hwy and E Cherokee Dr. marks the primary daily needs destination for the trade area, with two grocery stores (Publix and Kroger), Pharmacy/Drug stores, food and more
- **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)
- **Highway 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



MARKET Aerial

HICKORY -FLAT- MARKETPLACE



~5 Miles NW



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

E Cherokee Dr

Hickory Flat Hwy

SITE
11 +/- AC



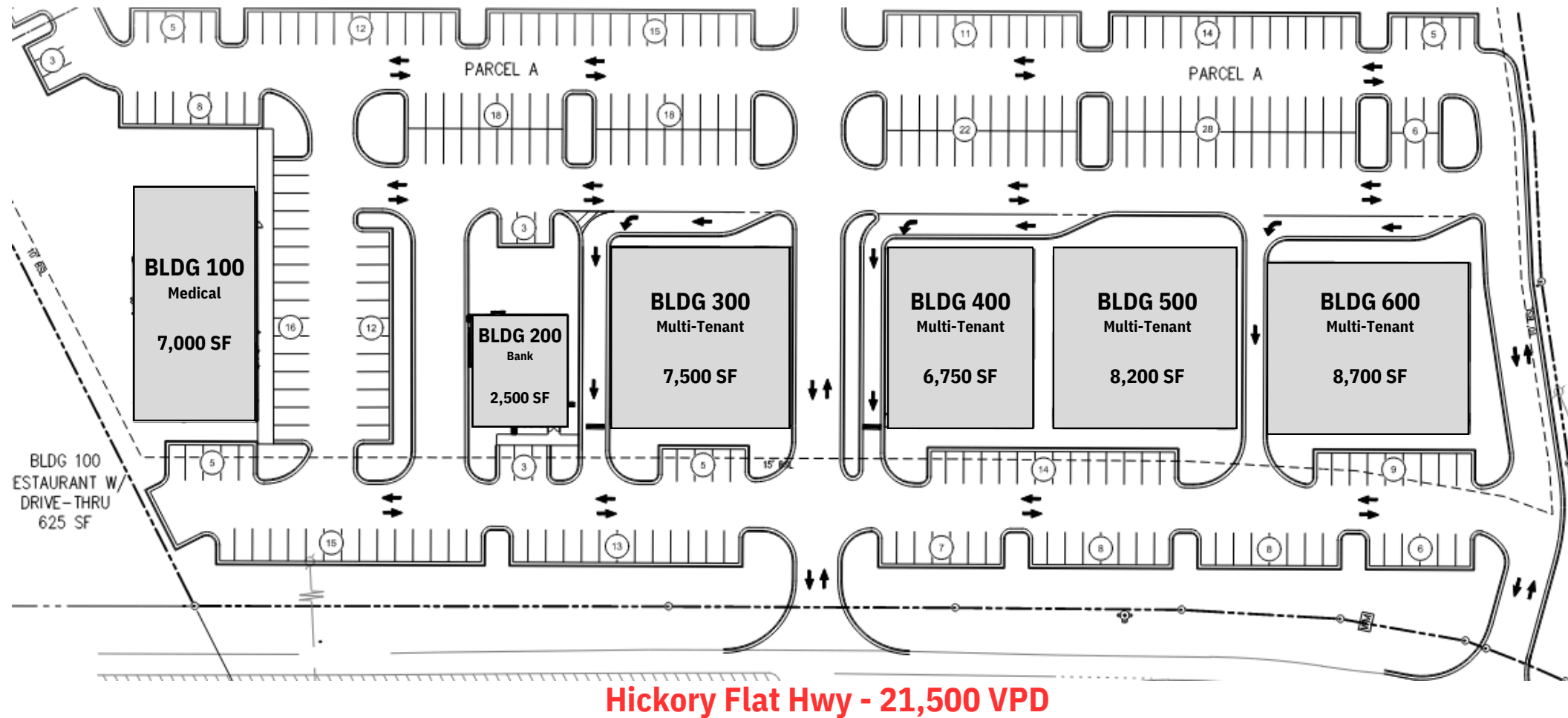
Hickory Flat Elementary
Dean Rusk Middle School
Sequoyah High School

Hickory Flat Hwy



CONCEPTUAL SITE PLAN

**HICKORY
-FLAT-
MARKETPLACE**



CONCEPTUAL RENDERINGS

**HICKORY
-FLAT-
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DEMOGRAPHICS & TRADE AREA CANTON, GA

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 and affluent market.

2023 Population

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

Projected Growth - 2023-2028

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 and 2024	842
2022	690
2021	1,124

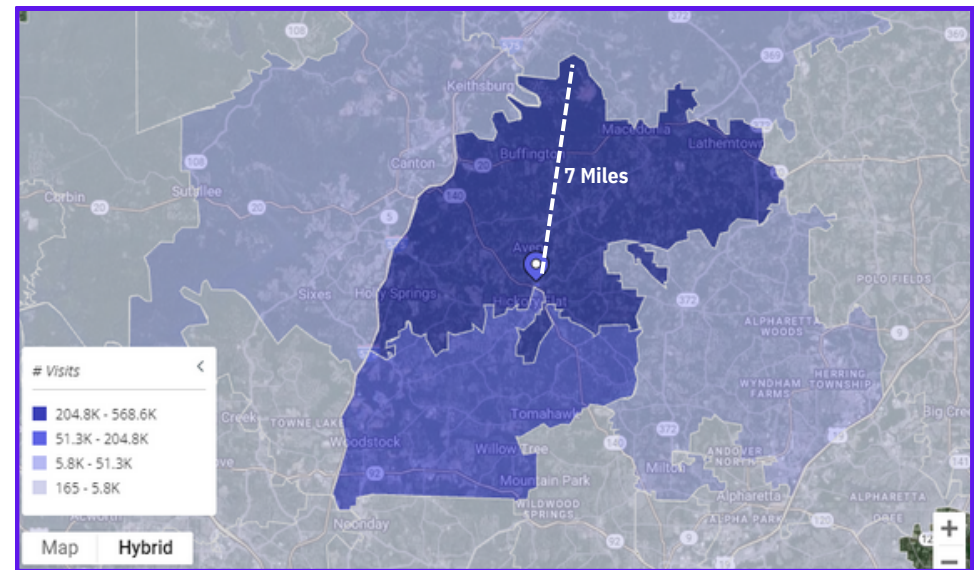
Average Home Price (45% increase over 3 Years)

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

Trade Area Coverage

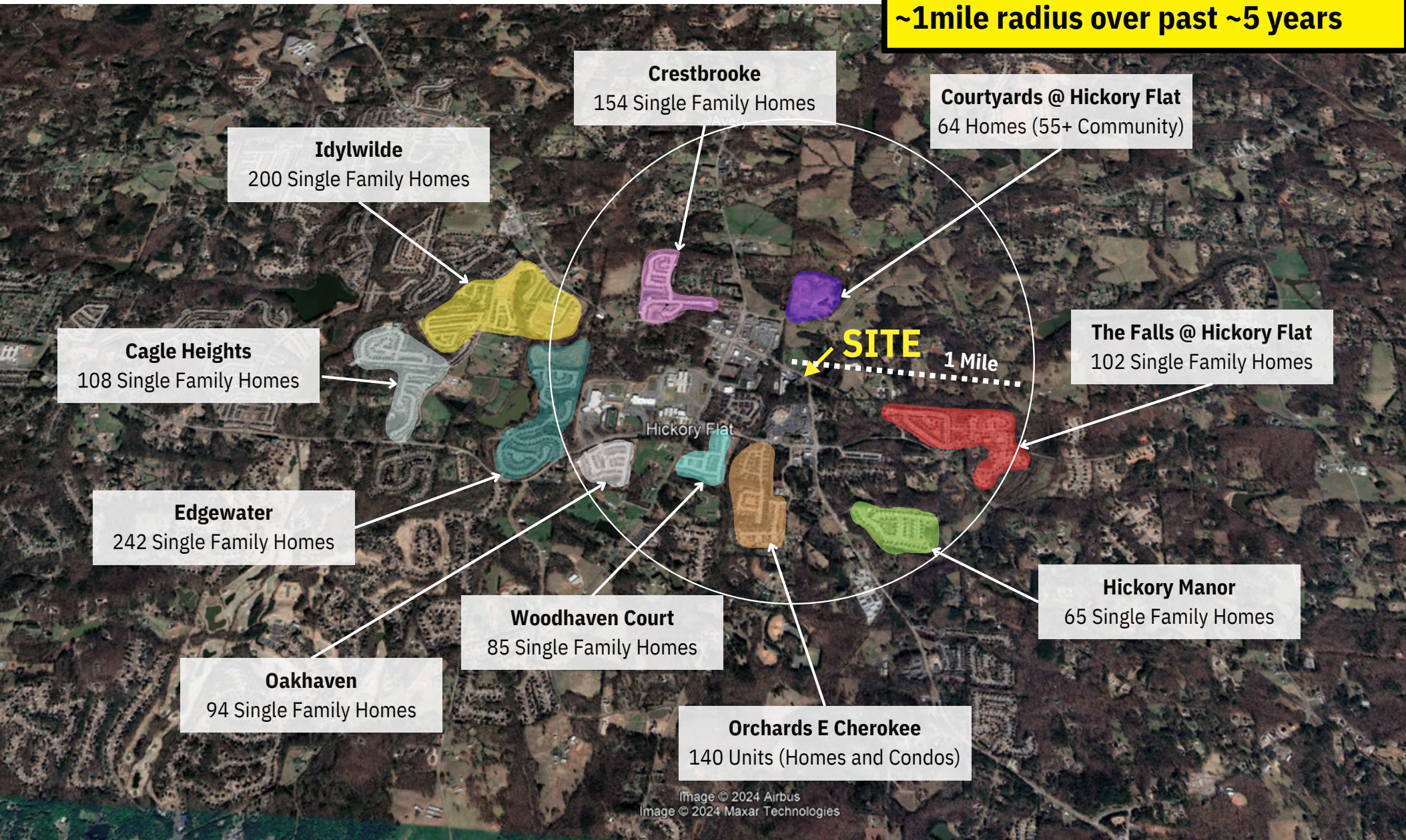
The **primary trade area** of this shopping node covers a large area pulling from as far north as Macedonia & Buffington and as far south as Woodstock and Mountain Park. The **secondary trade area** captures customers from Milton and Canton.

Trade Area Map (Annual Visits)



Residential Growth Past 5 Years

Over 1,200 homes built in immediate
~1mile radius over past ~5 years







Contact Us

Daniel Hunt, VP Leasing & Acquisitions

P 260.241.4824

E DHunt@dg.dev

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