

# LAND FOR SALE CANTON, GEORGIA

# 18.94 ACRES CHEROKEE, COUNTY



## 1060 East Main Street

## Priced at \$400,000

### Property Highlights

- \$21,119/ac
- 18.94 AC zoned R-20
- City of Canton water and sewer accessible
- Georgia Power accessible
- Less than 1 mile from Downtown Canton
- Close to Etowah River Park



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## Overview

The East Main site is ideally located between the historic city of Downtown Canton, Georgia (County Seat of Cherokee County) and the expressway benefits of I-575 and Ga Hwy 20.

A dedicated I-575 Express lane is also scheduled Summer 2018. This Northwest Corridor Project is approximately 30 miles of high speed special access, reversible, managed lanes along I-575 feeding into I-75. It is being called a “game changer” for Cherokee County, with an expected reduction in commute times by 30 minutes or more from Canton to the Cumberland area, just north of Atlanta.

Directly East of the interchange at Exit 19 is the Canton Marketplace shopping center of 47 stores, shops, and restaurants, as well as the new 105-bed Cherokee Northside Hospital.

Zoning is R-20 (minimum lot size 20,000 SF). Access via entrance road directly onto the site from East Main Street. City of Canton water and sewer and Georgia Power is accessible to the site. The sewer connection requires further study on gravity versus a lift station.

## Demographics

City of Canton population is 26,588, which is a 16% increase from 2012. Labor force is 65% white collar and 34% blue collar; household income (median annual) is \$52,613. Housing consists of 59.7% owners and 40.3% renters. ESRI predicts that 1,624 new households will move into the general Canton area by 2020. Household income ranges from \$100,000 to \$200,000.

The new Cherokee Northside Hospital opened late 2017. It employs 1,500 which is an increase of 300 from the old hospital it replaced.



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