



Cumming Hwy

Beavers Rd



Atlanta  
Land  
Group



**FOR SALE**  
**Hwy 20 @ Beavers Rd**  
 Canton, GA 30115

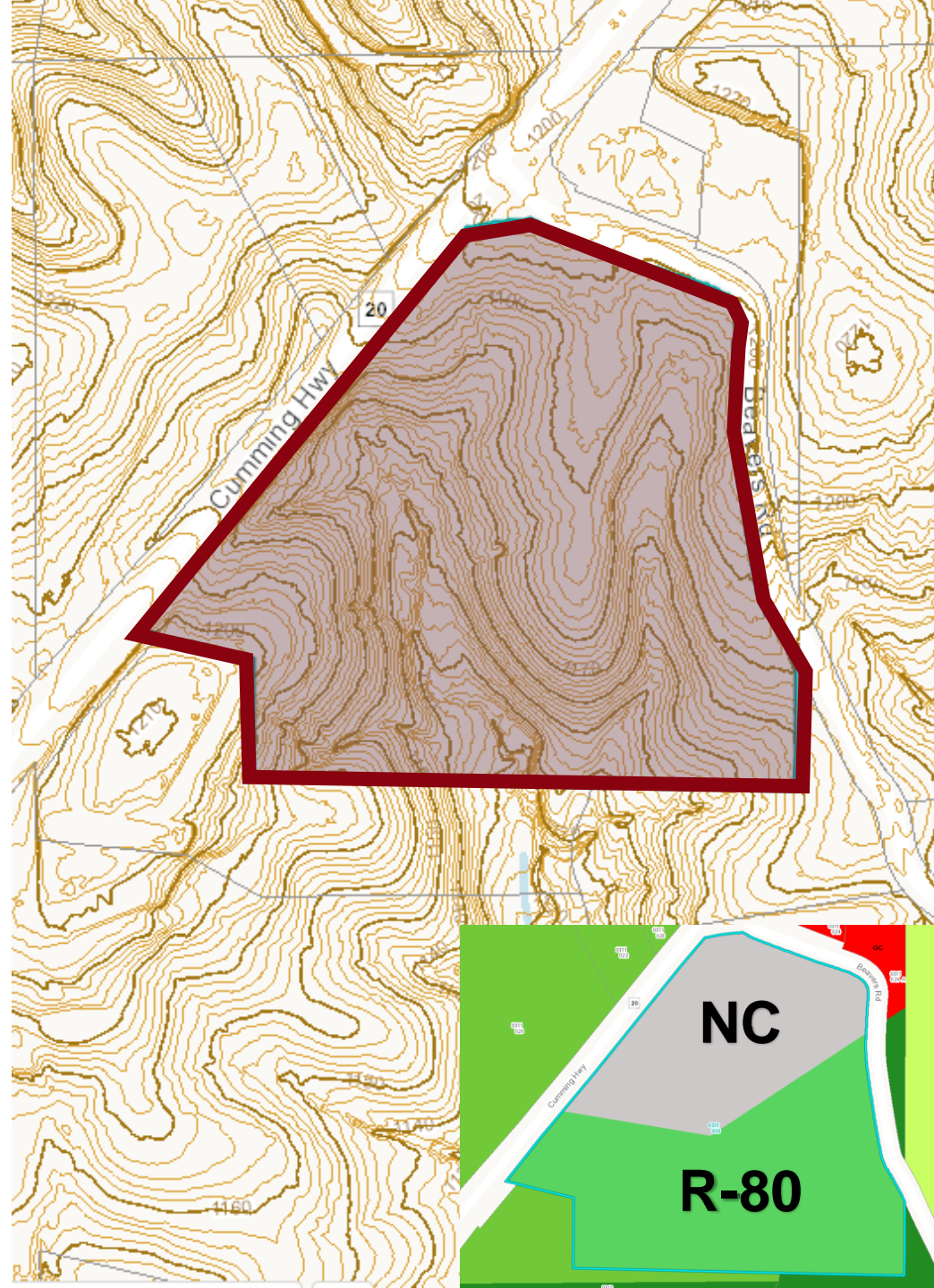
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 JLeslie@AtlantaLandGroup.com

# PROPERTY OVERVIEW

- +/-19.75 acres – Cherokee County
- Zoned NC (Neighborhood Commercial) & R-80 (Estate Residential District)
- Assigned Schools:
  - Avery ES (rated 8/10)
  - Creekland MS (rated 7/10)
  - Creekview HS (rated 8/10)
- Traffic County : Approx. 20,000 CPD
- Road Frontage:
  - +/-1,010 feet on Hwy 20
  - +/-1,195 feet on Beavers Rd

Asking - \$145,000 / Acre or  
\$2,863,750





# PROXIMITY MAP



Cherokee Veterans Park

E Cherokee Dr

HWY 20

SUBJECT

NAPA AUTO CARE CENTER

WELLS FARGO

McDonald's

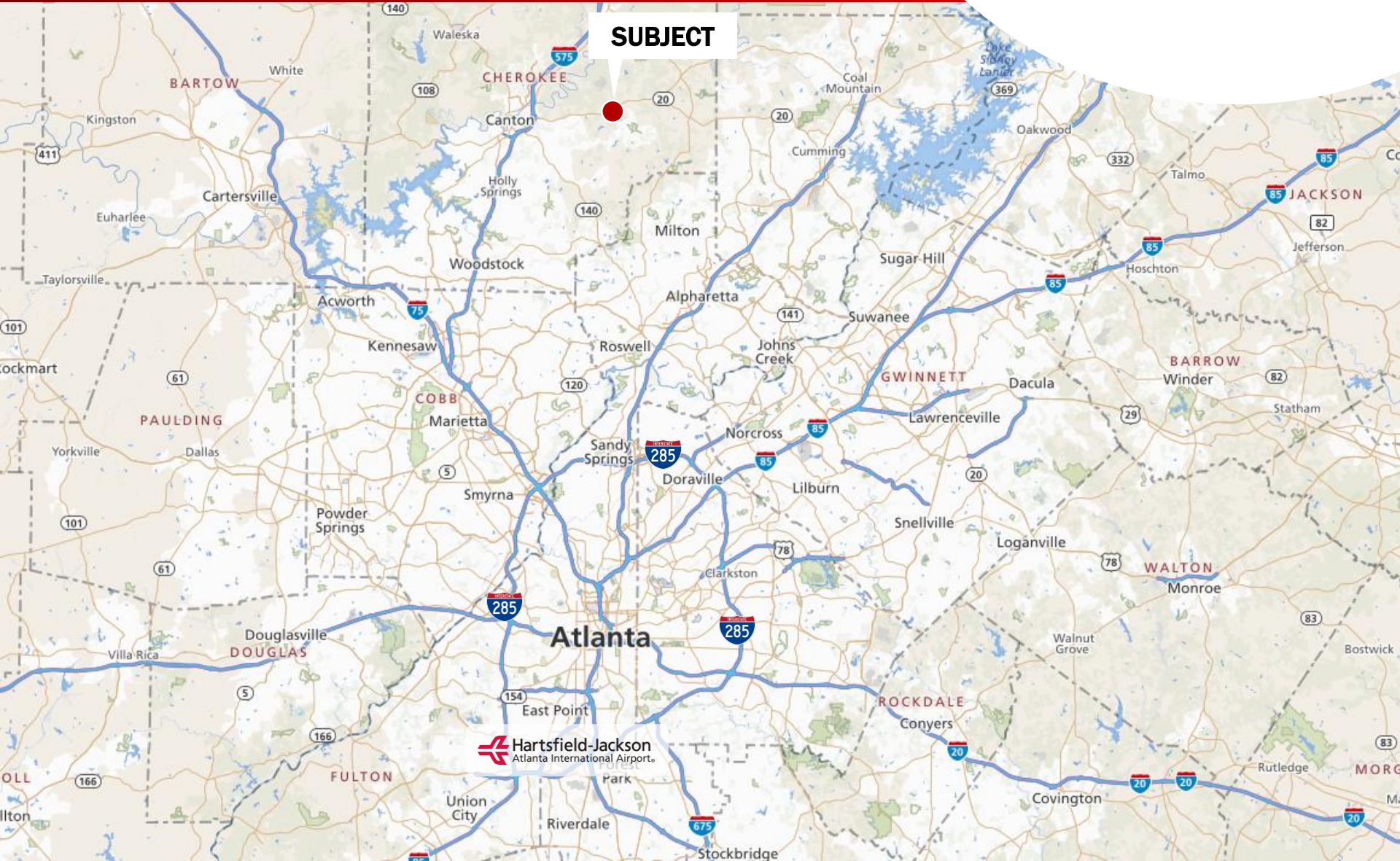
ACE Hardware

Kroger

goodwill

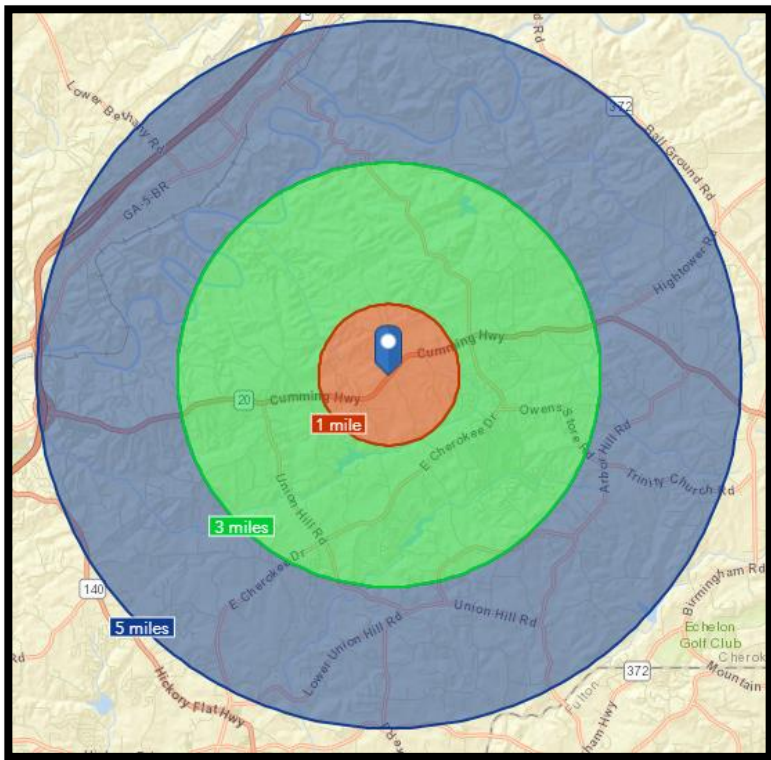


# DISTANCE MAP

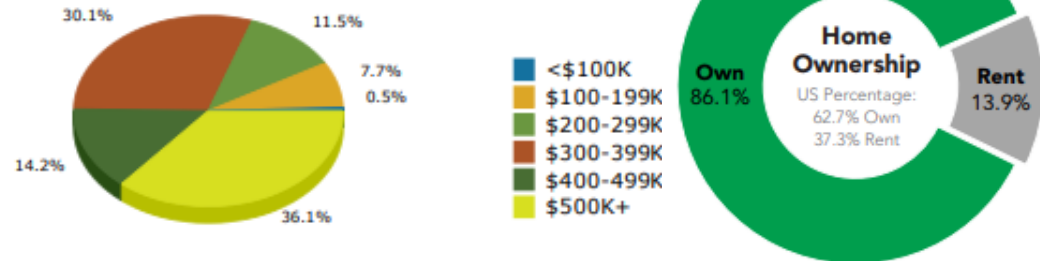


# Demographics Esri 2018

	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	649	205	\$135,076	41
<b>1-3 Miles</b>	11,177	3,737	\$120,242	39
<b>3-5 Miles</b>	15,930	5,437	\$109,554	40

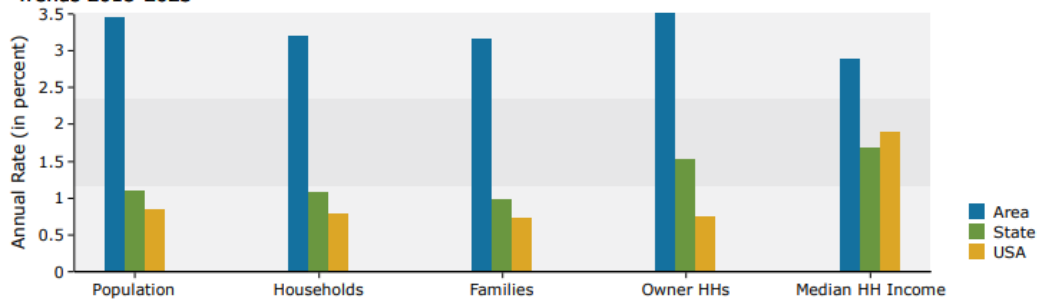


2018 Home Value

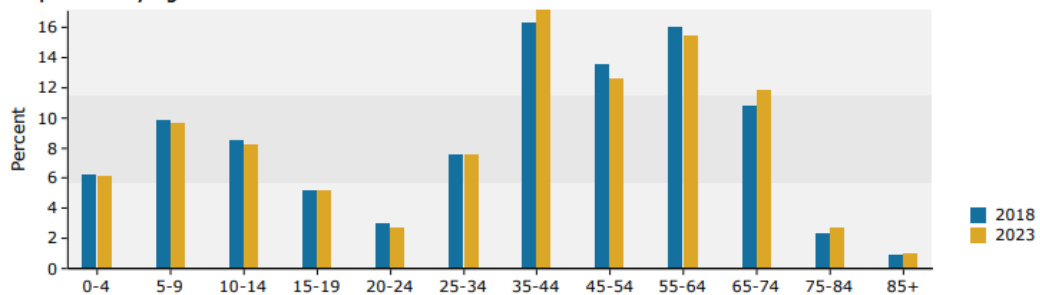


0 - 1 mile

Trends 2018-2023



Population by Age







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