

Retail Opportunity on Canton Hwy



FOR SALE
3.42 ACRES—FORSYTH CO.



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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500



PROPERTY OVERVIEW

- +/- 3.42 acres
- Zoned CBD—Forsyth County
- Future Land Use Designation, Forsyth County—
Development Corridor
- 308 ft of frontage on Canton Hwy
- Approx. 488 ft of depth
- All utilities available to site
- 17,200 ADT (15) on Canton Hwy
- 11,600 ADT (15) S on Bethelview Rd

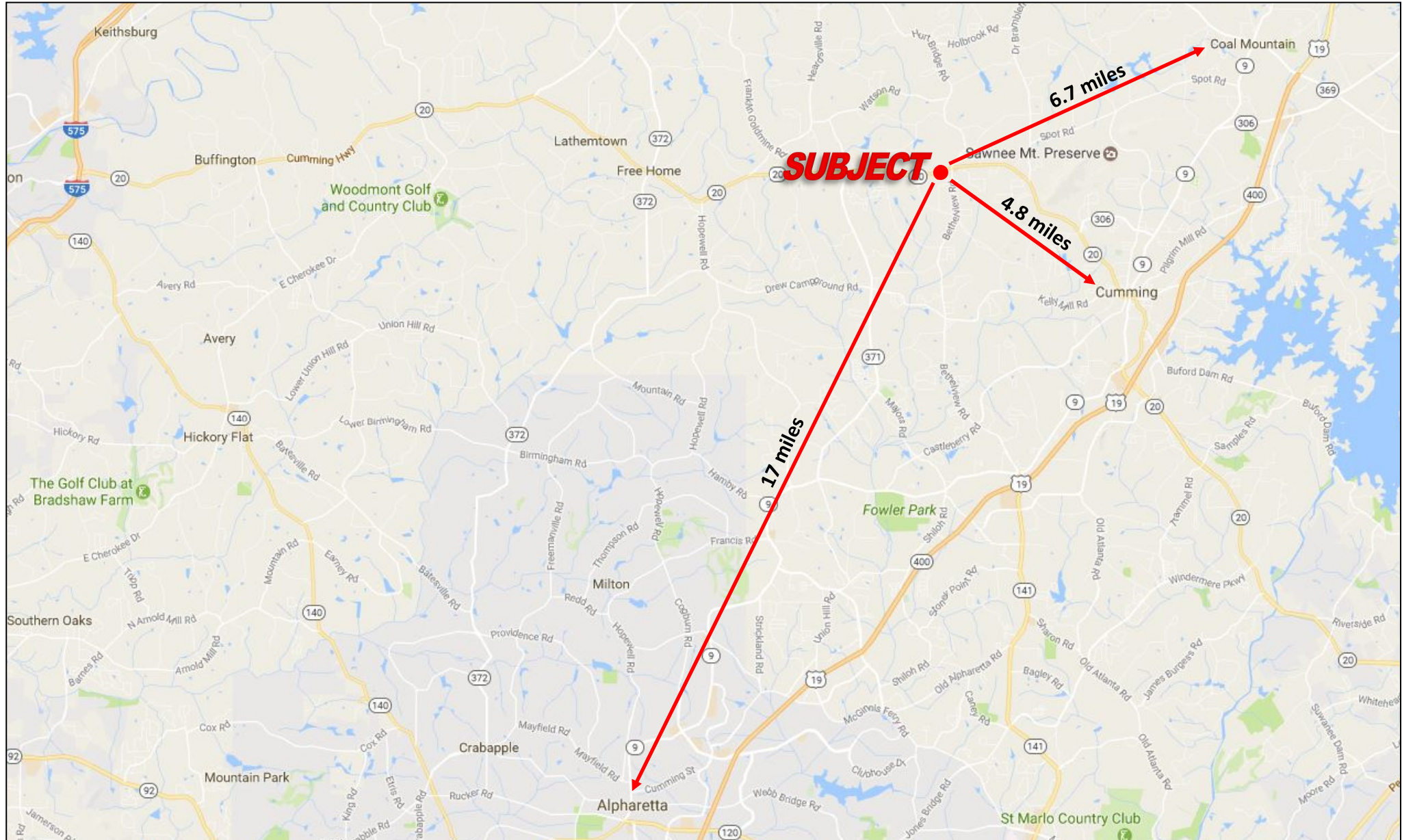
Asking \$400,000 Per Acre





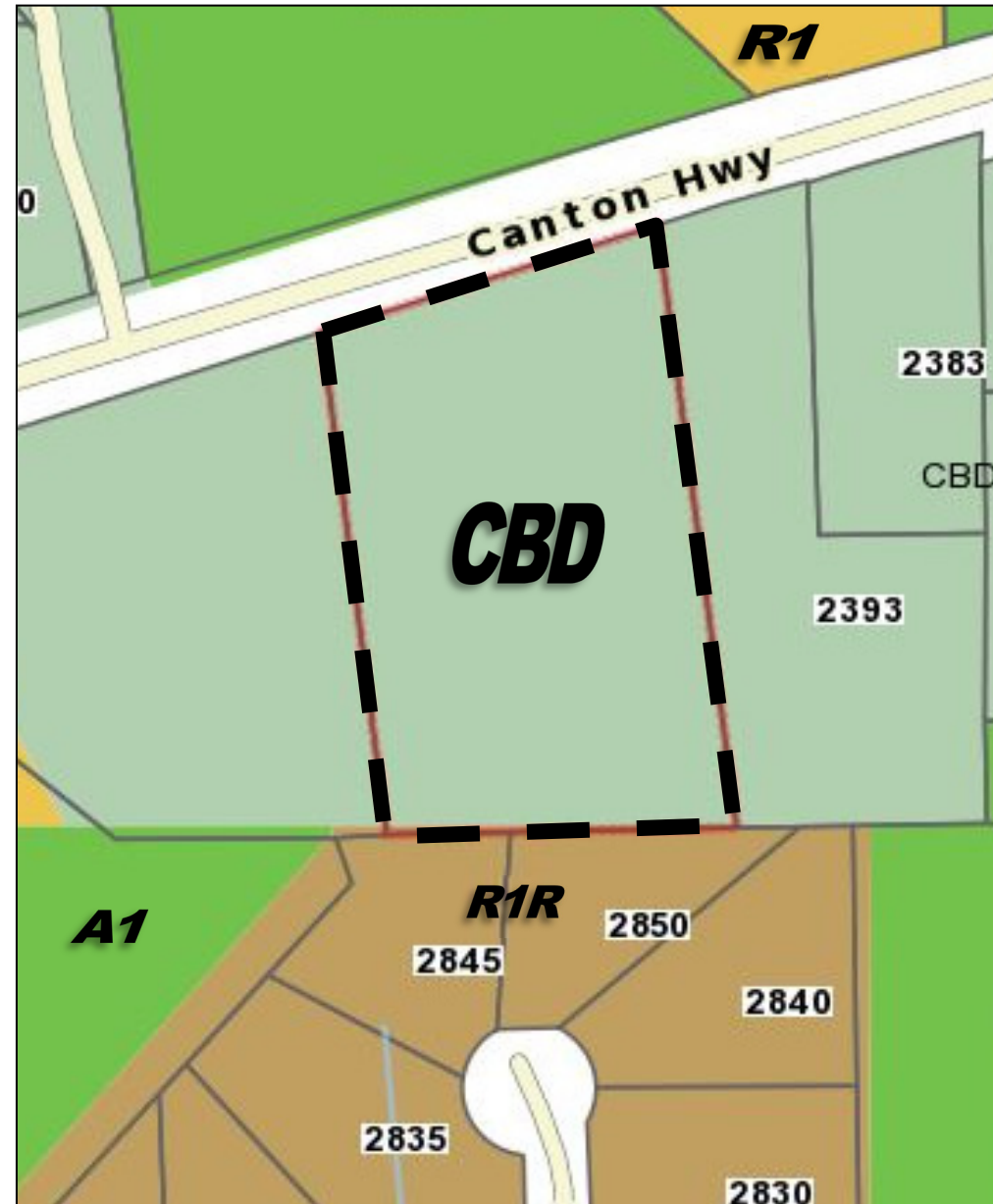
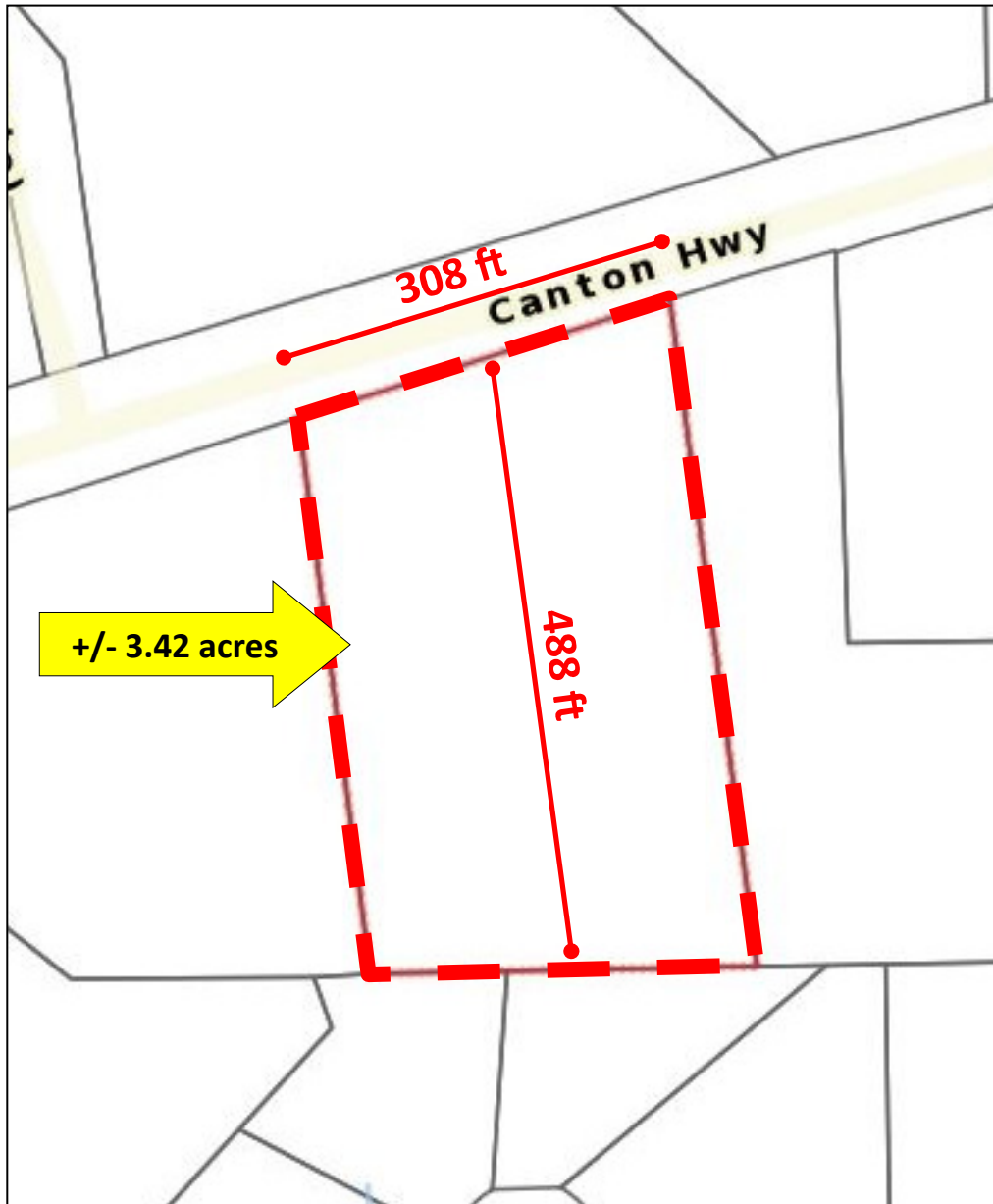
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LOCATION MAP



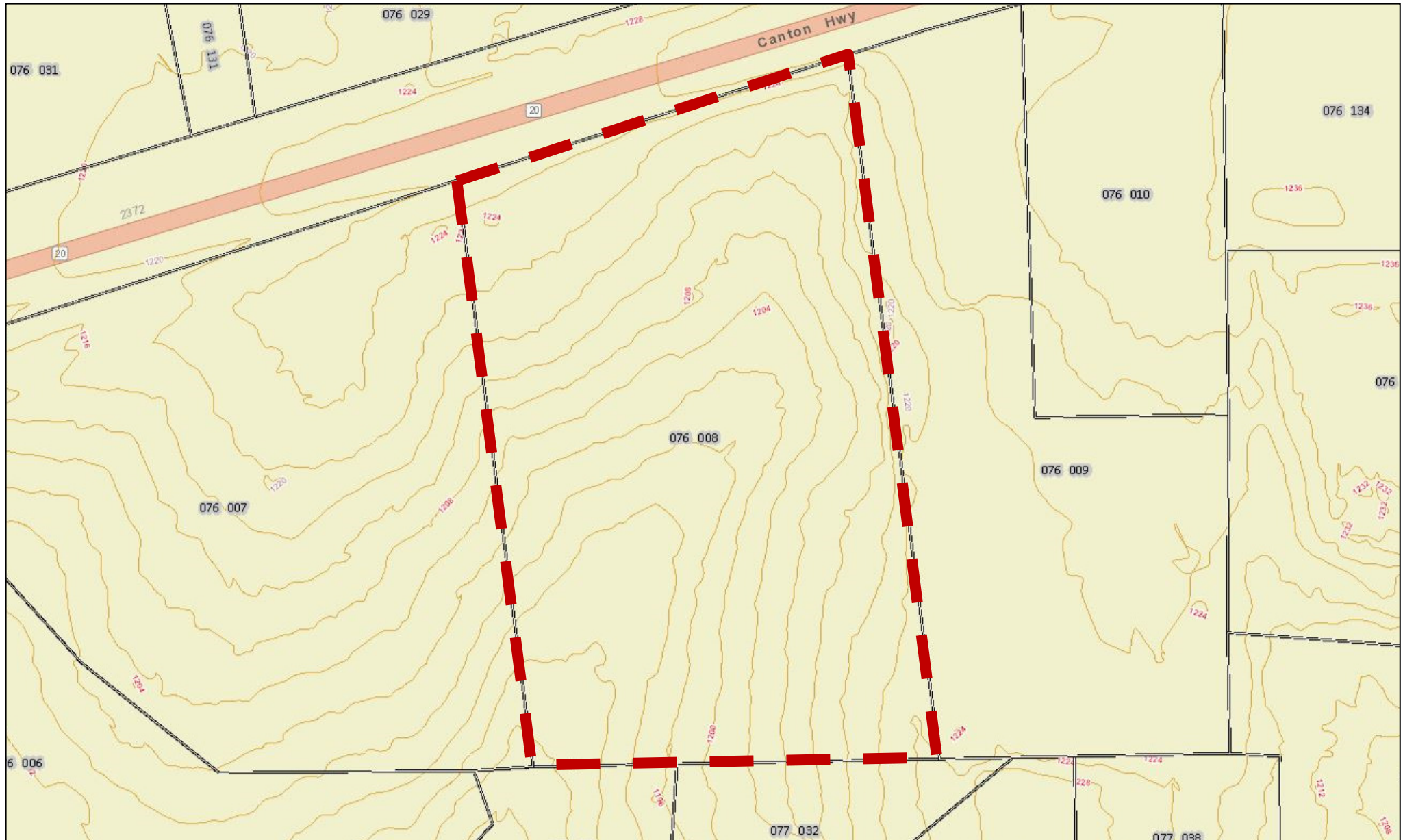


TAX PLAT AND ZONING



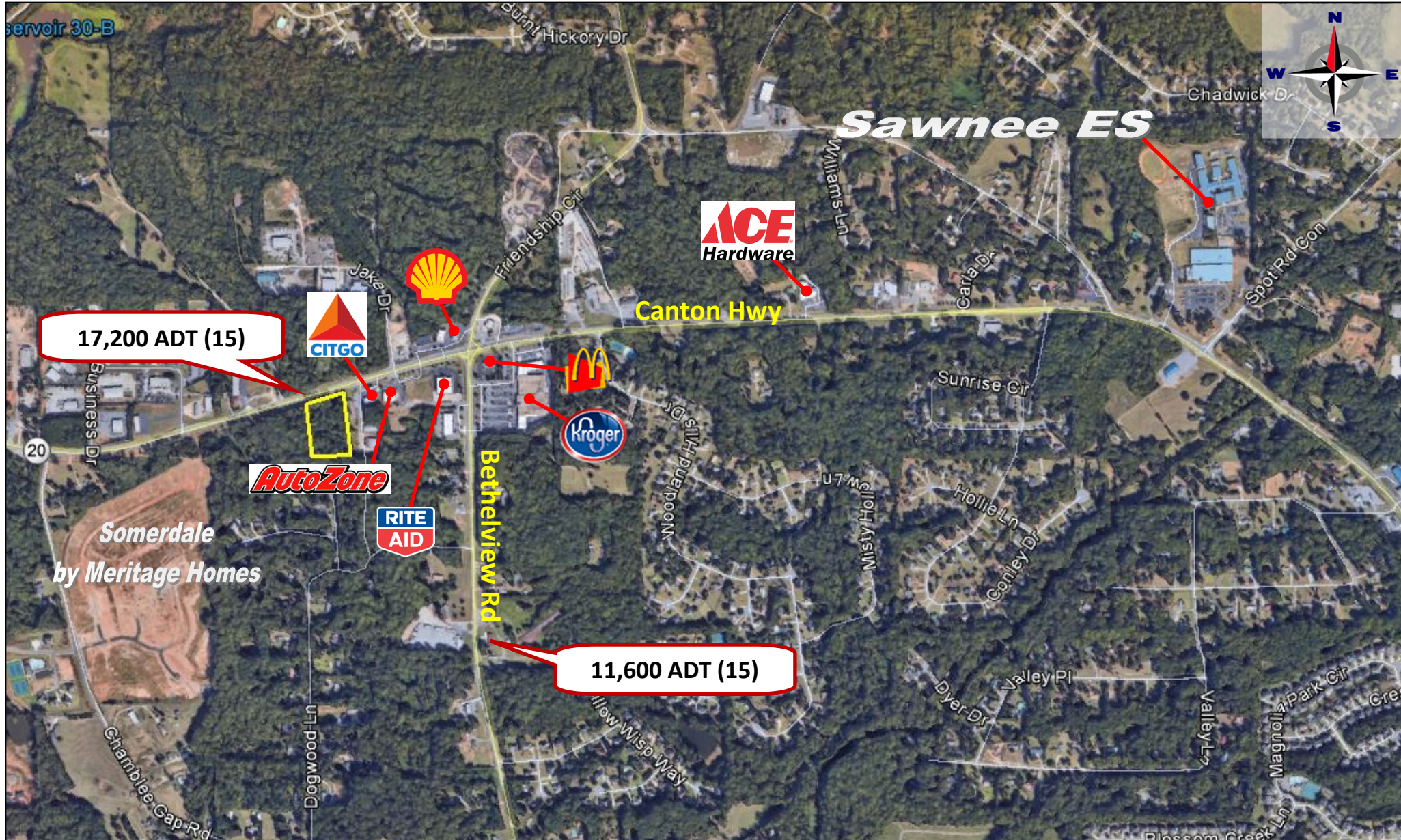


TOPOGRAPHY



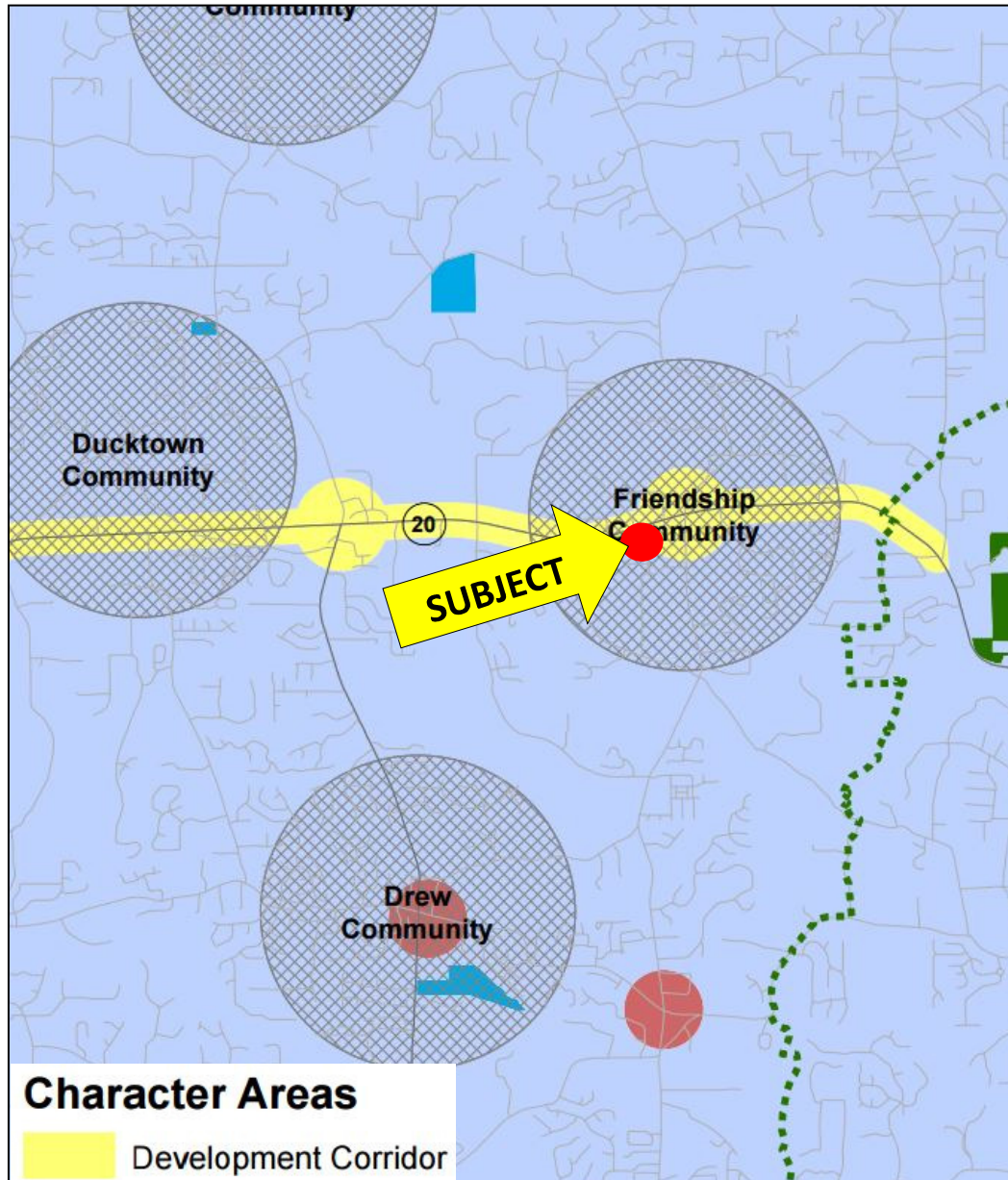


SUBMARKET AERIAL





FUTURE LAND USE PLAN



According to the Future Land Use Plan for Forsyth County, the subject property is located within the Development Corridor Character Area, where there is emerging commercial development, industrial, and office uses.

Development Corridor

The Development Corridor Character Area is located along select major and minor arterial roadways that have developed or emerging commercial, office as well as industrial uses. These corridors ultimately function as a significant economic resource along high-volume transportation facilities such as state highways. Development Corridors are intended to primarily function as locations for non-residential development that may range from low to high intensity uses.

The purpose of Development Corridors is to provide a setting for a variety of business establishments that serve to provide goods and services while bolstering a diverse tax base and supplying employment opportunities. The intention is to allow a full array of potential uses along predominately major arterials that have the necessary infrastructure to accommodate significant expansion. In addition, identified development nodes at key intersections are locations where mixed use developments that incorporate residential units may be appropriate. It is essential with such a mix of uses and the potential high intensity nature of certain establishments, that aesthetics be addressed through policy and code requirements in order to create and sustain a quality built environment.

Development Corridor			
Primary Land Uses	Compatible Secondary Land Uses	Community Facilities and Infrastructure	Suggested Zoning Districts
<ul style="list-style-type: none"> Commercial Office Industrial; heavy industrial is limited to locations where adverse impacts can be adequately mitigated 	<ul style="list-style-type: none"> Mixed use developments that incorporate residential units at key intersections (nodes) Continuing care retirement communities (CCRC) Public and semi-public uses Institutional uses 	<ul style="list-style-type: none"> Major and select minor arterials Public water is available Sewer is available or planned 	<ul style="list-style-type: none"> CBD HB HC BP O & I OCMS M1 M2 MPD

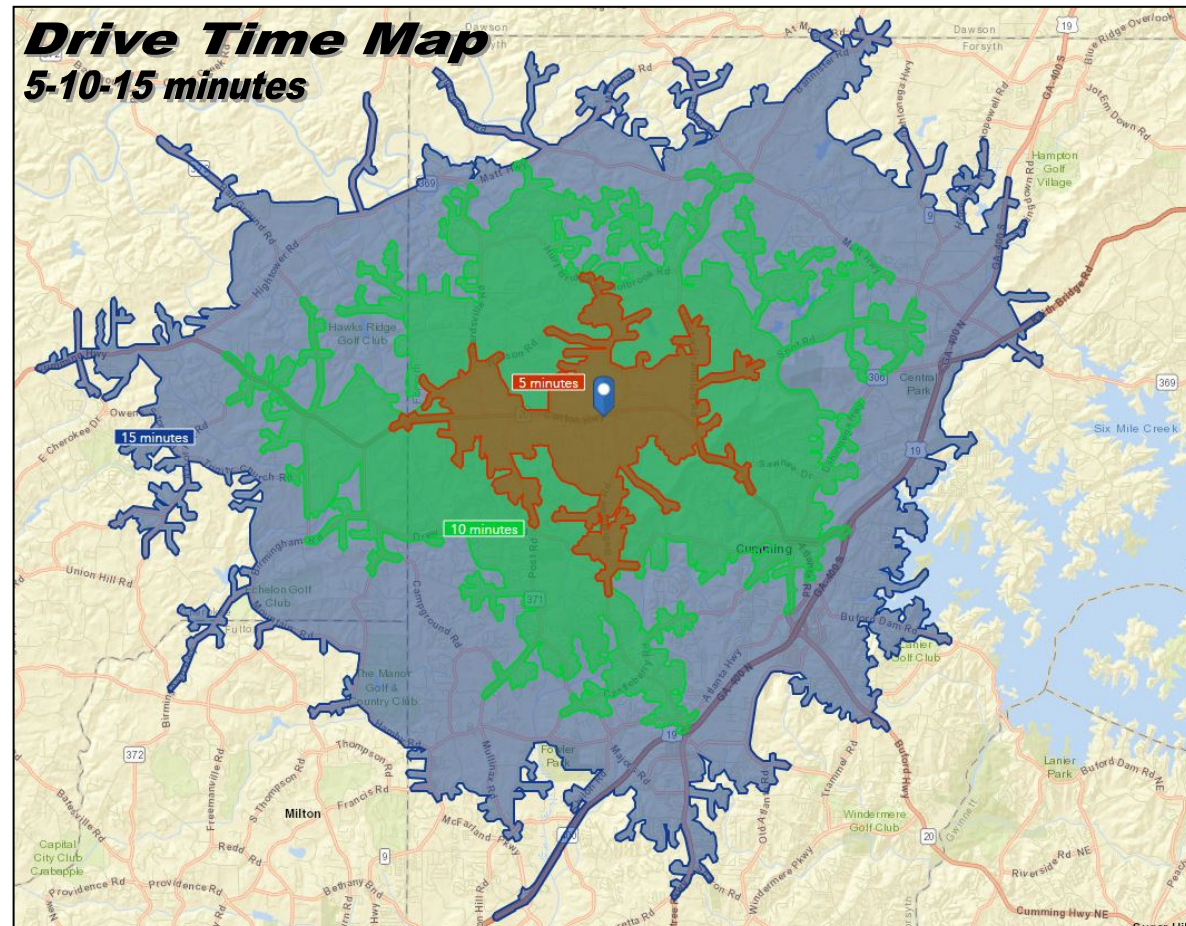


FORSYTH COUNTY

In recent years, Forsyth County has been recognized as the 13th wealthiest county in the Nation, in addition to being ranked by *Forbes* as the seventh-fastest growing county nationwide, largely due to the 8,000-plus local businesses located in the community.

Access to fine dining and entertainment, plus the state-leading schools system make Forsyth County an ideal environment for both families and young professionals. Local citizens find employment in technology, medicine, finance, and retail. For leisure, the county offers Lake Lanier, multiple parks and campgrounds, nature preserves, and a myriad of other recreational activities.

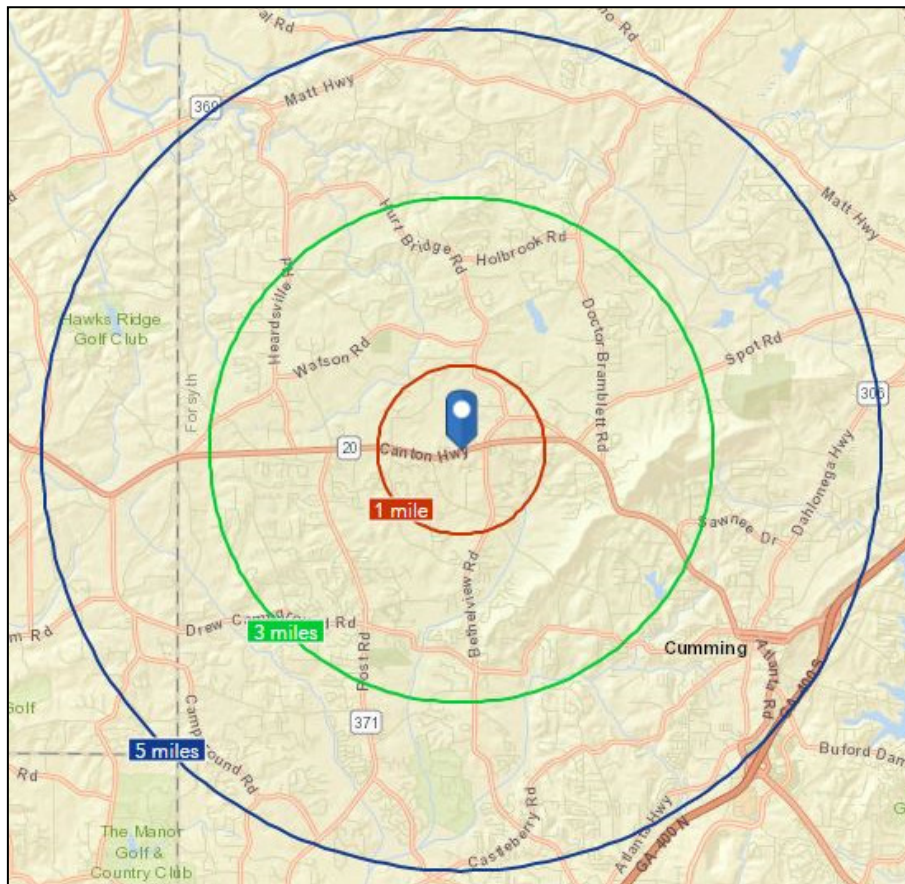
- Nationally-ranked schools
- Premier municipal services
- Over 300 acres of parks and recreation
- SafeWise's #2 Safest City in GA 2016
- Gold, tennis, and swim communities
- Annual arts and cultural events



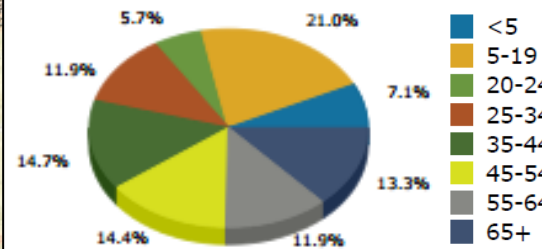


AREA DEMOGRAPHICS

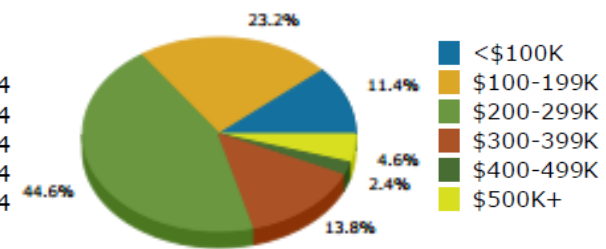
	Population	# of Households	Avg Household Income	Median Age
1 Mile	1,392	475	\$73,448	38
3 Miles	30,424	9,923	\$96,533	35
5 Miles	72,082	24,226	\$98,858	36



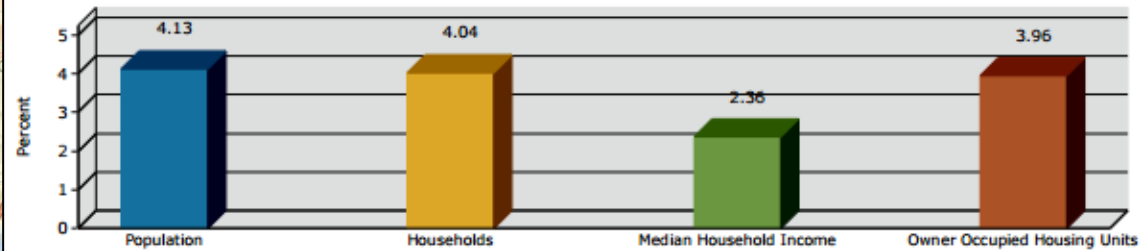
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

