



PROPERTY DESCRIPTION

Vision Commercial Advisors presents a Canton Office building for lease in Oakside Business Park. Located minutes from I-575, the building is ideal for a growing dental or medical practice. Orthodontists are prohibited due to previous ownership. The space has 6 exam rooms, large reception area and overall beautiful build out. There are 3 restrooms and an X-ray room. Great start-up for newly minted dental professionals in HOT metro Atlanta market. Building is in a fully leased medical complex. Commercial rent in Cherokee County is running lower than the metro average. Shown by appointment only.

PROPERTY HIGHLIGHTS

- 3480 SF Available for Lease
- \$16.50/SF NNN
- NNN = \$3.00/SF Estimate
- Ideal for Dental, Medical Practice or General Office
- Well Maintained and Move-In Ready
- Excellent Work Flow

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,480 SF
Lot Size:	3,480 SF
Building Size:	3,480 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,392	19,480	60,438
Total Population	5,080	52,702	164,308
Average HH Income	\$48,152	\$86,068	\$103,187

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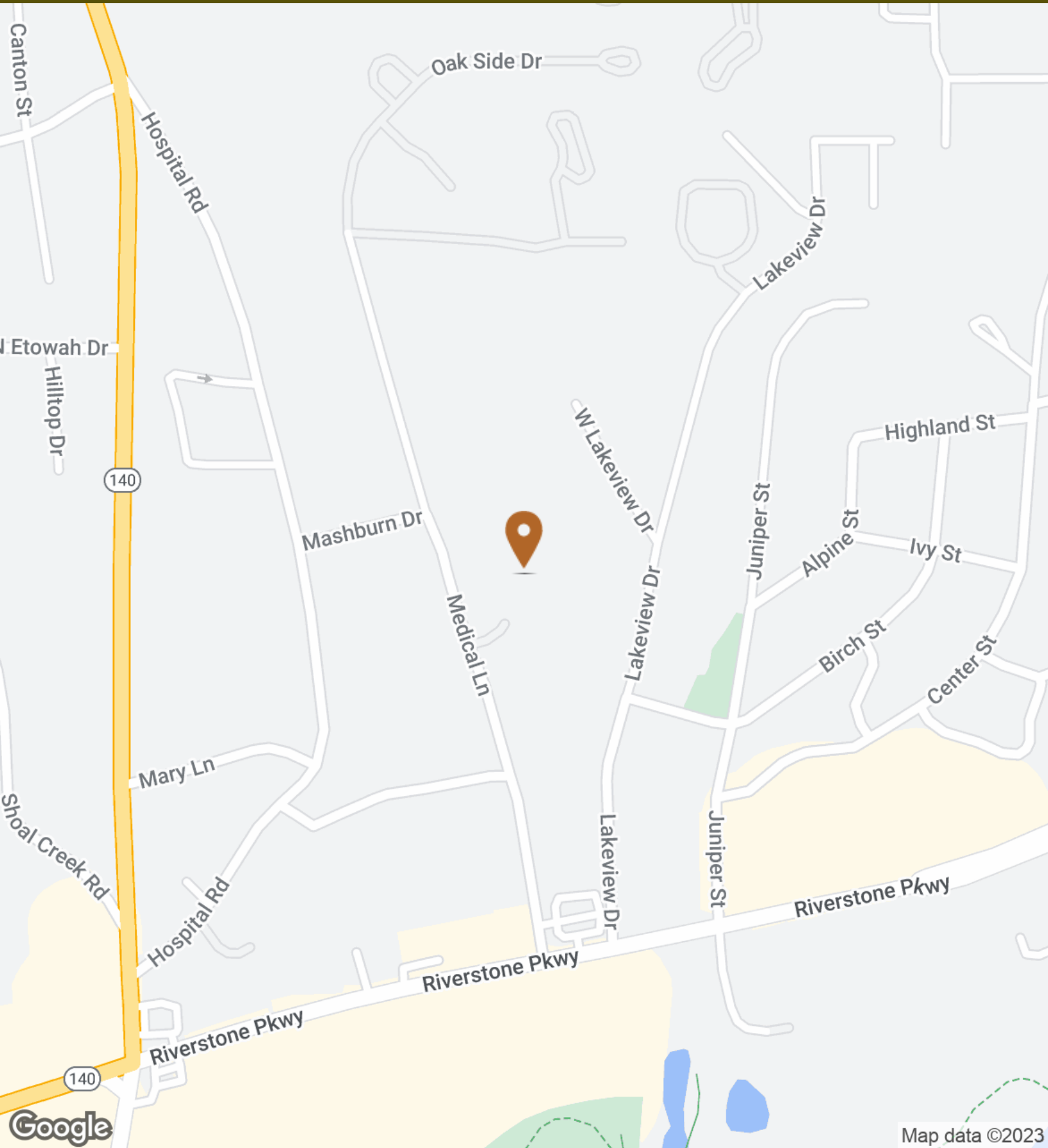


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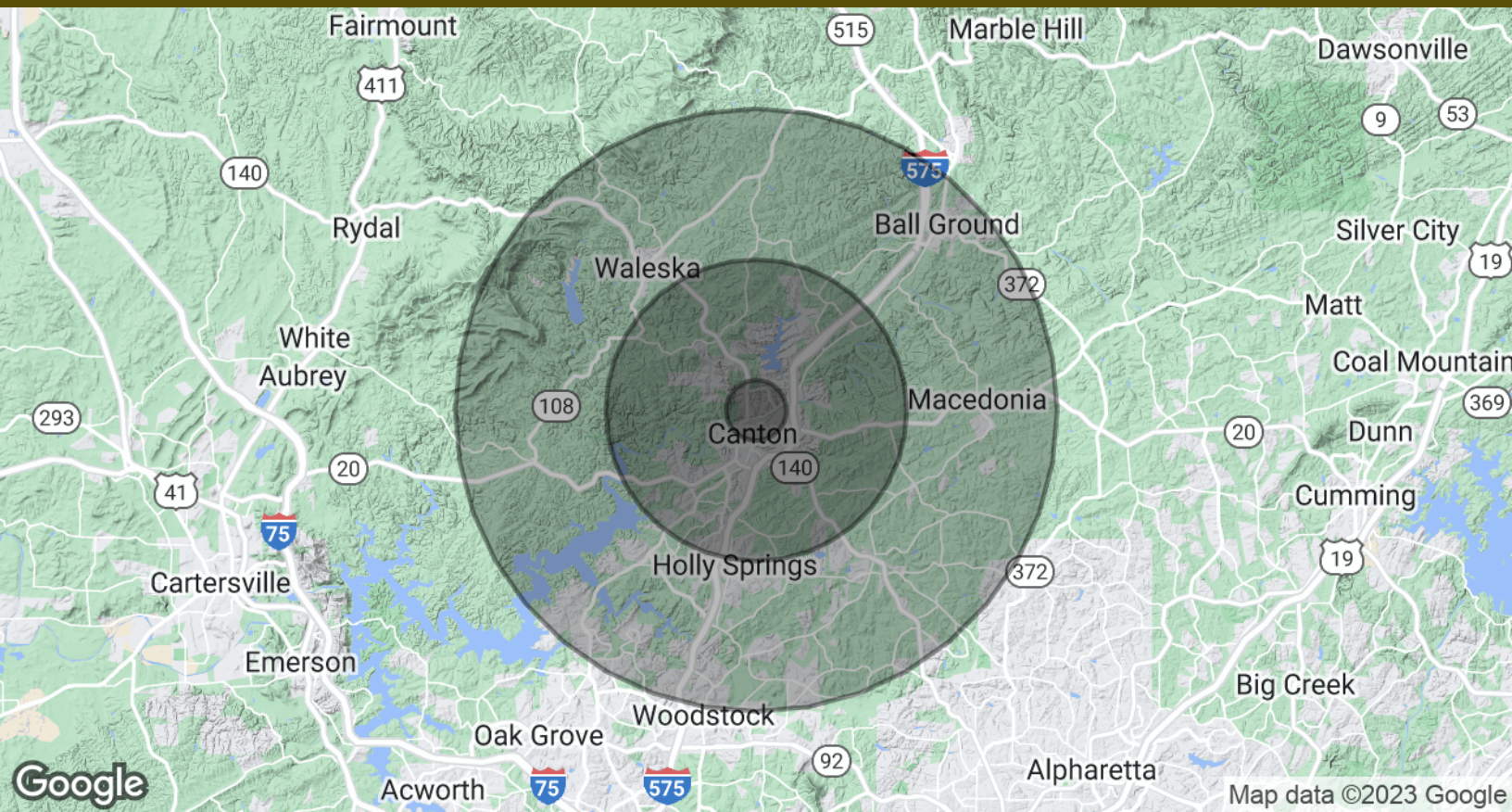




Map data ©2023

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,080	52,702	164,308
Average Age	32.8	39.0	40.5
Average Age (Male)	31.0	38.0	39.7
Average Age (Female)	37.5	39.3	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,392	19,480	60,438
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$48,152	\$86,068	\$103,187
Average House Value	\$187,847	\$257,449	\$295,460

* Demographic data derived from 2020 ACS - US Census

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