

LAND FOR SALE

6807 Hickory Flat Highway (GA. 140)
Holly Springs, GA 30115 — Cherokee County



- **REDUCED SALES PRICE:** \$950,000
- Tax Plats 0202 40, 0202 43, 0202 44
- 5.12 ± Acres, Zoned: General Commercial
- 528 + feet on Hickory Flat Hwy. (GA 140), 330 + feet on Batesville/Hickory Road
- Located at the Northeast corner of Hickory Flat Hwy. (GA-140) and Batesville Rd. in the fast-growing Hickory Flat area of Canton
- Excellent visibility and access from GA 140
- I-575 located 10 miles west of the subject and provides access to I-75; GA-400 located 10 miles to east providing access to I-285
- Great site for retail or restaurant development in underserved market
- Hickory Road extension to the east now open
- New Kroger-anchored center now open across from subject property
- Affluent trade area with strong residential growth



6185 Crooked Creek Road • Suite C
Norcross, GA 30092
t: 770.449.1600 • f: 770.449.6110 •
www.isicommercial.com

Contact:

Mark Moore
404.886.0552
mark@isicommercial.com

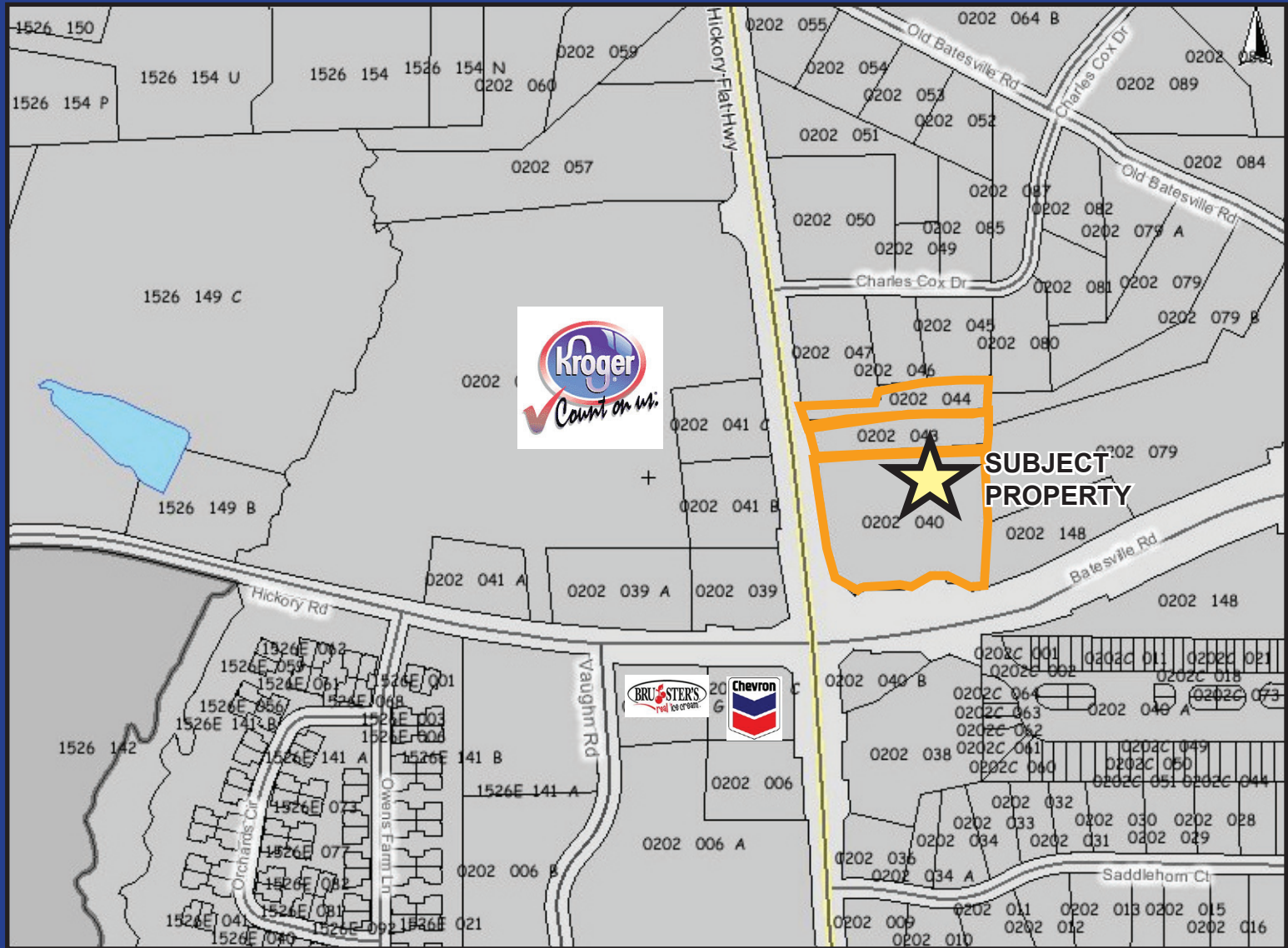
G. Curtis Swilley
404.569.5904
curt@isicommercial.com

LAND FOR SALE — 6807 Hickory Flat Highway (GA140) Holly Springs, GA 30115 — Cherokee County

Demographics (2009)

	3-Mile	5-Mile
Population	20,838	52,225
Avg. HH Income	\$110,730	\$105,296

Location Map



6185 Crooked Creek Road • Suite C,
Norcross, GA 30092
t: 770.449.1600 • f: 770.449.6110 •
www.isicommercial.com

Contact:

Mark Moore
404.886.0552
mark@isicommercial.com

G. Curtis Swilley
404.569.5904
curt@isicommercial.com