

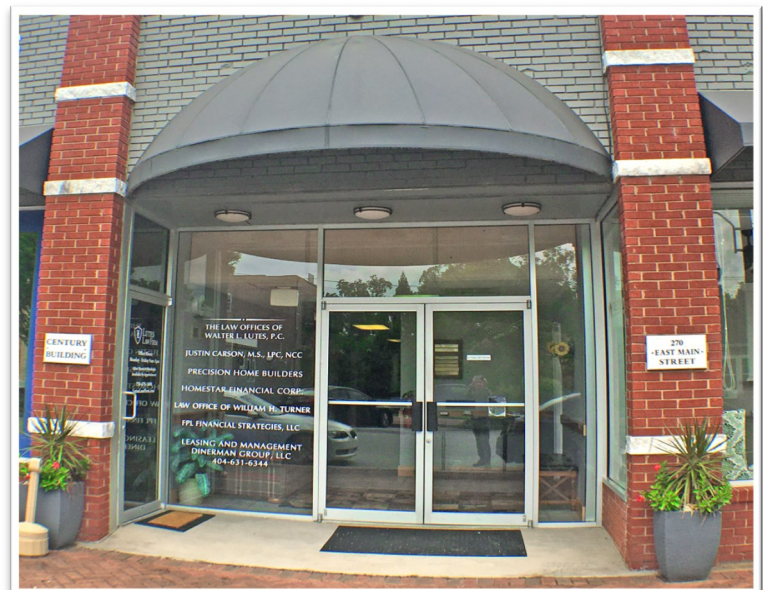


FOR SALE

270 East Main Street, Canton GA 30114

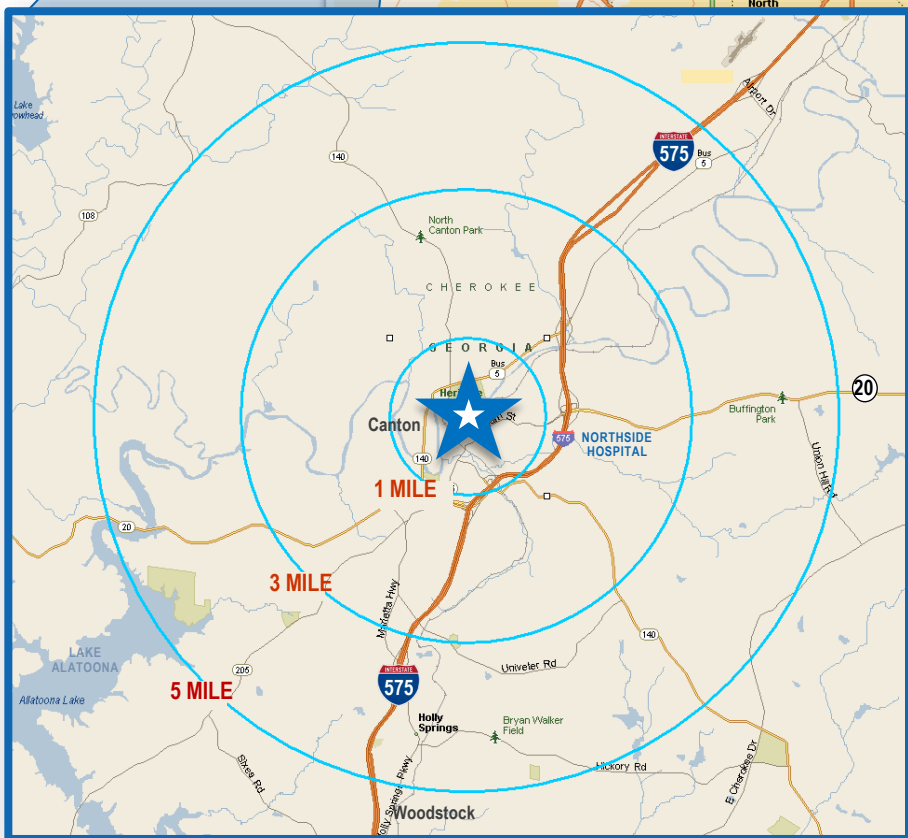
PROFILE

- ◆ **Prime Location:** Nestled in Canton's Historic Loop, this 5,576 SF building offers dual access from East Main and North Street.
- ◆ **Fully Leased with Owner/User Potential:** Currently 100% occupied, providing immediate rental income and flexibility for future owner occupancy.
- ◆ **Versatile Layout:** Features ten office suites, a kitchenette, and two ADA-compliant restrooms, adaptable for various business needs.
- ◆ **Convenient Parking:** Includes adjacent on-street parking and a nearby parking deck.
- ◆ **Historic Charm:** Boasts unique architectural details, such as arched interior windows, marrying landmark elegance with modern office functionality.
- ◆ **Ideal Investment with Diverse Tenant Base:** This property represents a strategic investment opportunity, hosting various businesses and demonstrating the building's adaptability and appeal. These include law firms, financial advisors, and therapists, reflecting a dynamic and versatile tenant mix. Ideal for investors or companies planning future use. The property benefits from a steady income stream and the potential to adapt to various commercial needs.



LOCATION

- ◆ **Prime Downtown Location:** Situated on East Main Street, in the center of Canton's Downtown Historic District, recognized as a Georgia Main Street Community and part of the National Trust for Historic Preservation. This vibrant area is known for its rich history and community engagement.
- ◆ **Cultural and Event Hub:** The Canton Main Street Program organizes numerous community events, fostering a lively and engaged local culture. Discover more about these initiatives at [Canton Main Street](#).
- ◆ **Strategic Proximity to Key Institutions:** The building is within walking distance of Cherokee County Courthouse, Canton City Hall, and county offices. This proximity to important civic centers enhances the location's appeal for related businesses and services.
- ◆ **Dining and Cultural Scene:** The area boasts various high-end restaurants, casual dining options, and cultural activities, all steps away from the building. This diverse mix caters to multiple tastes and preferences, enriching the local atmosphere.
- ◆ **Close to Cherokee Northside Hospital:** Only 2 miles from the new, state-of-the-art Cherokee Northside Hospital. This expansive hospital complex, set on 300 acres, offers cutting-edge healthcare services and technology. Learn more about this medical facility at [Northside Hospital Cherokee](#).



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2023)	6,442	32,234	74,651
Households	1,945	11,661	26,466
Average HH Income	\$66,691	\$98,779	\$115,970





270 East Main Street

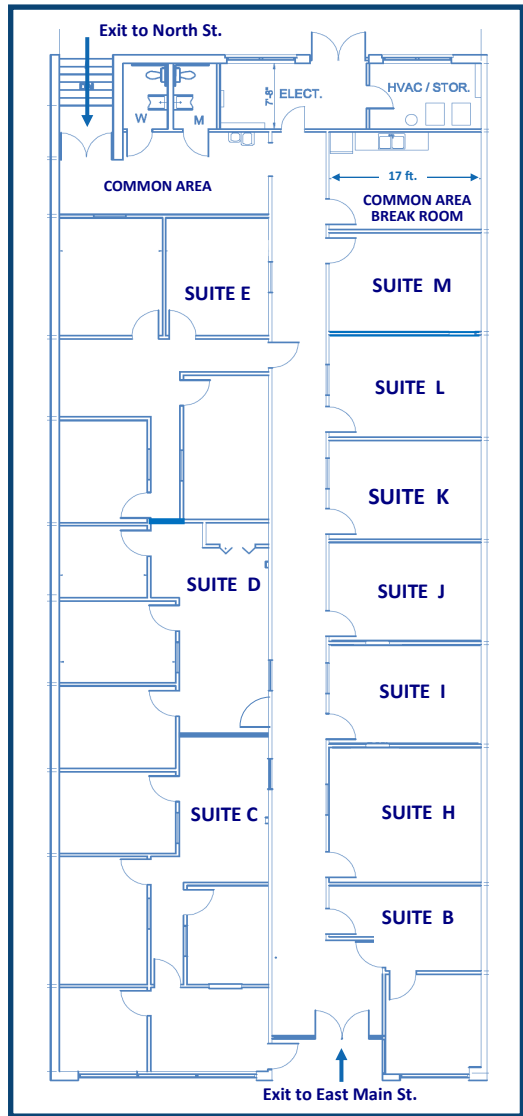
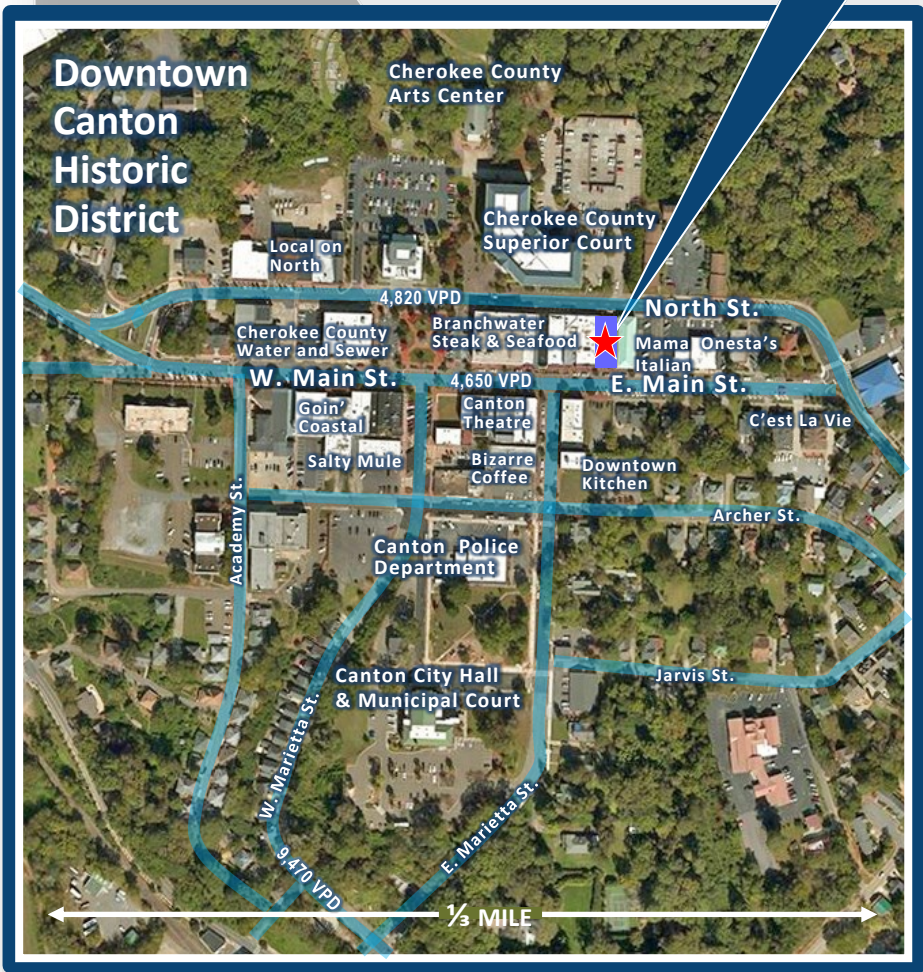


PHOTO GALLERY

