

553 - 559 Riverstone Parkway
Canton, GA 30114

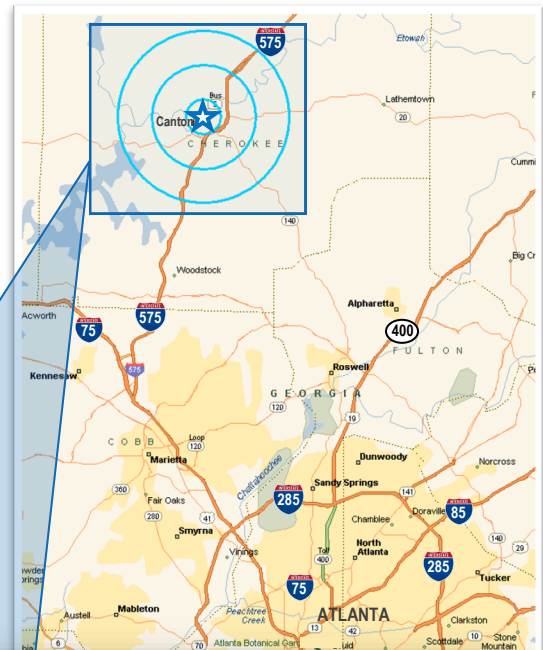


PROFILE

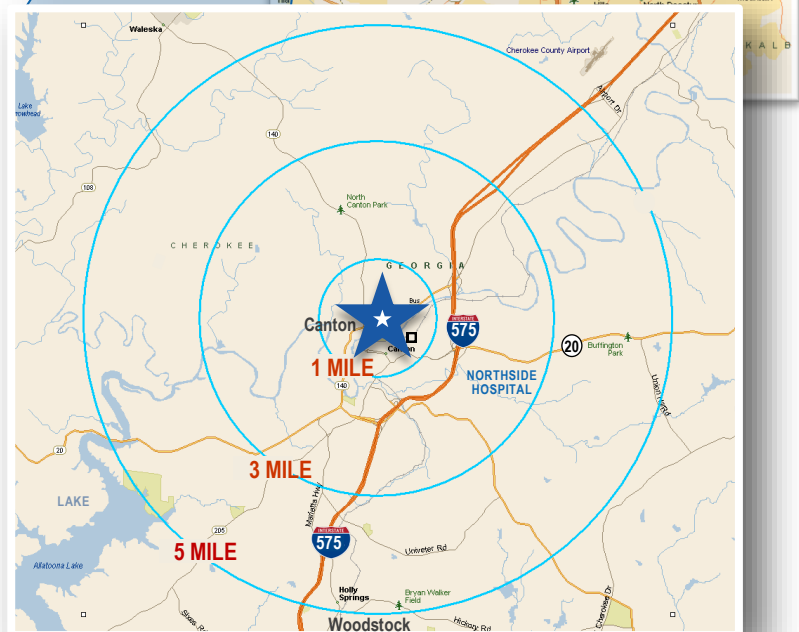
- Cherokee County neighborhood center in Canton's city center with 43,350 square feet of retail space.
- Anchor tenants are ALDI & Dollar Tree. Other tenants include Johnny's New York Style Pizza, and Georgia Pain Clinic
- Located on Riverstone Parkway, Canton's main retail district adjacent to downtown Canton's historic loop.

LOCATION

- High visibility location with 3 entrance points at a signalized intersection. Traffic counts of 21,600 VPD directly in front of the center.
- Other retailers along the 1.5 mile Riverstone retail corridor include Home Depot, Publix, Ingles, Ross, Belk, Michael's, Staples, Walgreens, Longhorn, Outback, Cracker Barrel, Applebee's, Red Lobster and O'Charley's.
- Less than 2 miles to the *new*, state of the art, Northside Hospital.
- Directly across from the Canton Mill Lofts, a historic factory that was converted to residences with 315 apartment homes
- 1 space currently available: Suite 557/120 - 3,840 SF (can be divided into 2 spaces - 1,421 SF and 2,420 SF) see floor plans for details



DEMOGRAPHICS 2023	1 MILE	3 MILE	5 MILE
Total Population	8,186	28,679	64,977
Households	2,836	10,422	22,968
Average HH Income	\$69,539	\$94,467	\$104,987





SUITE	TENANT	SF
553/100	ALDI	17,050
555/120	Dollar Tree	10,100
557/110	World Acceptance	1,600
557/120	AVAILABLE *	3,840
557/140	Georgia Pain Clinic	4,160
559/100	Johnny's Pizza	3,000
559/110	Anna Christine Bridal	1,800
559/120	US Marine Corps	900
559/130	Anna Christine Bridal	900
557/120	* Can be split (see floor plans)	



SUITE 557 / 120 FLOOR PLAN OPTIONS

