

LAND FOR SALE

2 ACRES ZONED GC - 125 HEMBREDGE DRIVE

Canton, GA 30114



PROPERTY DESCRIPTION

Part of an Assemblage of 2.91 Acres zoned GC. This 2 Acre tract is located in Cherokee County. Asking price is \$750,000. The adjacent parcel 101 Hembredge Drive is .91 Acres zoned GC and located in Holly Springs and fronts Holly Springs Parkway. Asking price for the .91 Acre tract is \$500,000. Traffic Count on Holly Springs Parkway Over 10,000 Cars a Day. Property sits Directly Across from Walmart Supercenter.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	623	1,969	4,203
Total Population	1,625	5,711	12,917
Average HH Income	\$66,701	\$72,754	\$77,217

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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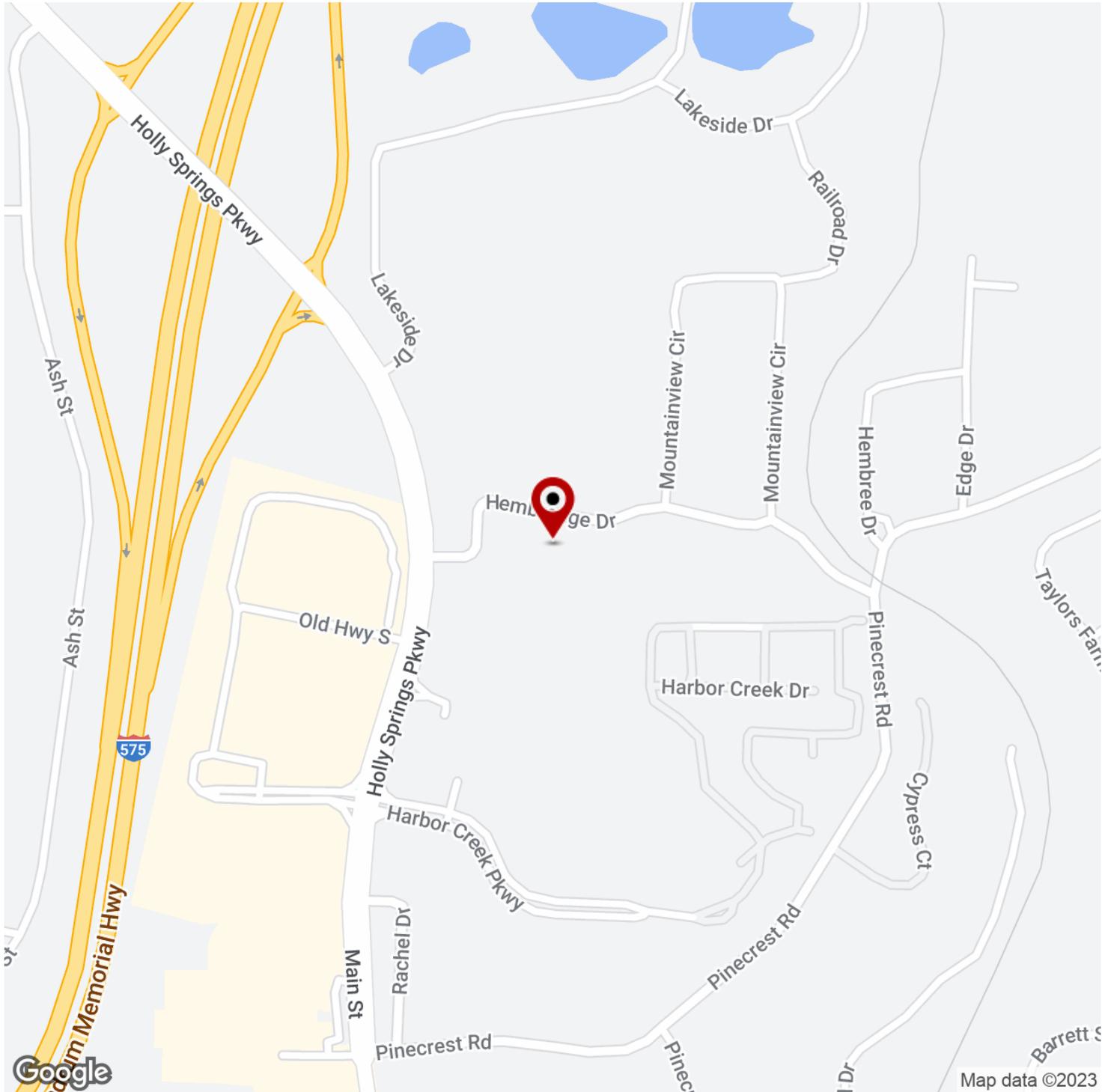
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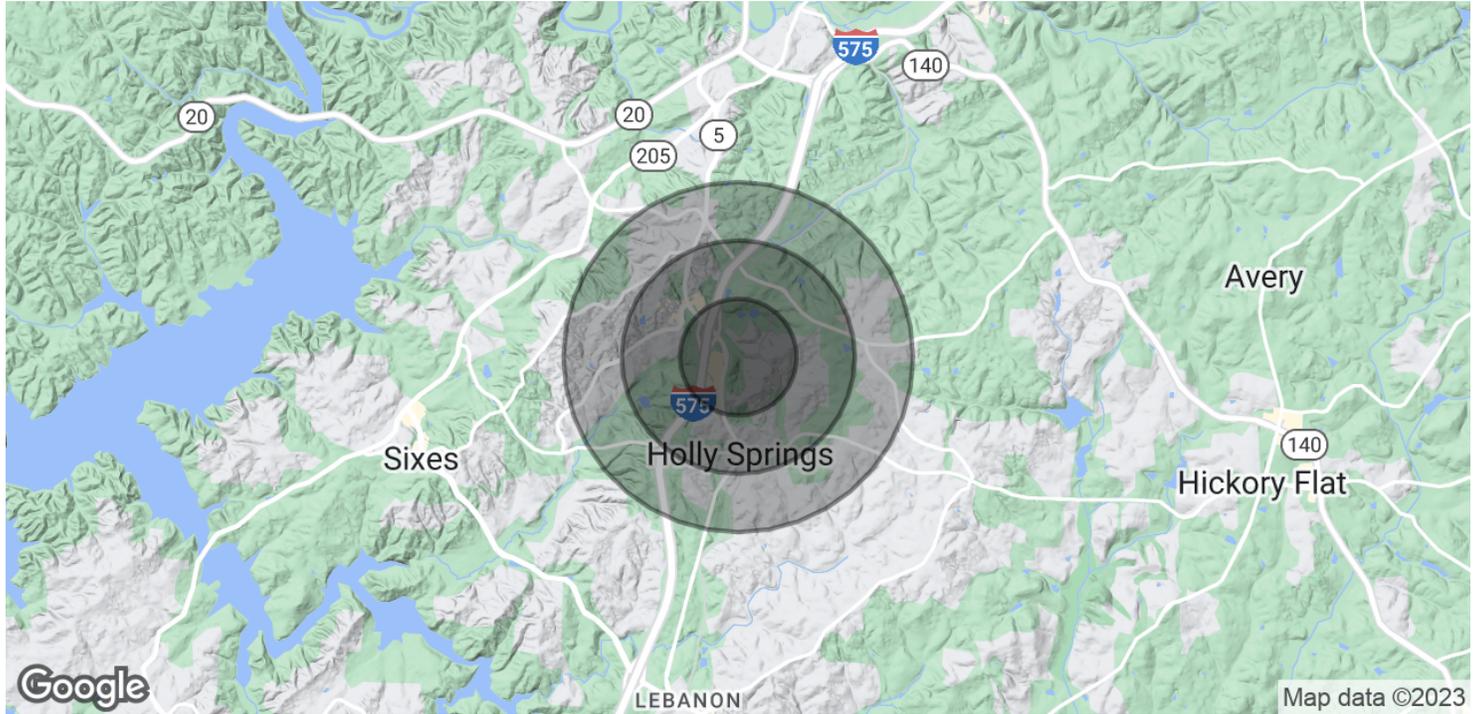
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,625	5,711	12,917
Average Age	36.8	34.0	33.8
Average Age (Male)	36.6	31.9	29.8
Average Age (Female)	37.7	36.9	36.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	623	1,969	4,203
# of Persons per HH	2.6	2.9	3.1
Average HH Income	\$66,701	\$72,754	\$77,217
Average House Value	\$166,791	\$166,490	\$192,500

* Demographic data derived from 2020 ACS - US Census

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