



101 Hembridge Drive, Canton, GA

LISTED BY **AMY MOLLOHAN & CO.**

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Hembridge Drive

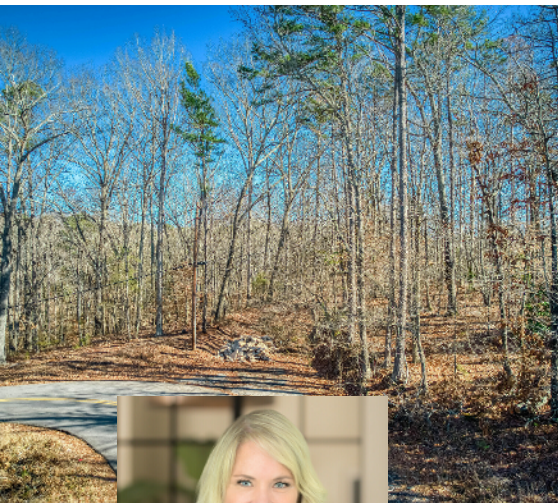
This prime parcel is perfectly positioned for developers and investors seeking high-traffic exposure in one of Canton's most rapidly developing areas. With its strategic location and zoning flexibility, the property is ideal for a variety of commercial uses, offering immense potential for growth and profitability.

- Lot Size:.48 acres, with additional potential through the adjacent .91-acre parcel.
- Zoning:GC (General Commercial), offering flexibility for a variety of commercial uses.
- Location:Situated in Cherokee County, directly across from Walmart Supercenter, enhancing visibility and foot traffic.
- Accessibility:Frontage on Holly Springs Parkway, a bustling corridor with over 10,000 cars passing daily.
- Adjacent Parcel:Together, the properties offer a combined total of 2.91 acres.

Investment Highlights

Development Potential:This property's location and zoning make it ideal for retail, mixed-use development, or other commercial ventures seeking a high-traffic area in a growing community.

Why Invest Here?The proximity to major retailers like Walmart and the high traffic count on Holly Springs Parkway provide a steady stream of potential customers, ensuring excellent visibility and accessibility for your business.



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All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation. Equal housing opportunity.

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