

WELCOME TO CANTON GA

I LOVE MY
LOCAL
COMMUNITY
AND I KNOW
YOU WILL
TOO!



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CANTON CAN'T WAIT

TO WELCOME YOU!

We are so excited that you are considering a move to Canton GA!

We would be delighted to have you as a resident in our wonderful city. Canton is a vibrant and thriving community located in the heart of Cherokee County, Georgia.

Known for its rich history, friendly atmosphere, and small-town charm, Canton offers an exceptional quality of life for individuals and families alike.

As you settle into your new home, you'll discover a wide range of amenities and opportunities that make Canton such a special place. Here, you can enjoy the best of both worlds—a peaceful suburban environment with convenient access to the bustling city of Atlanta, just a short drive away. This proximity allows for easy commuting and opens up a world of employment, educational, and recreational options.

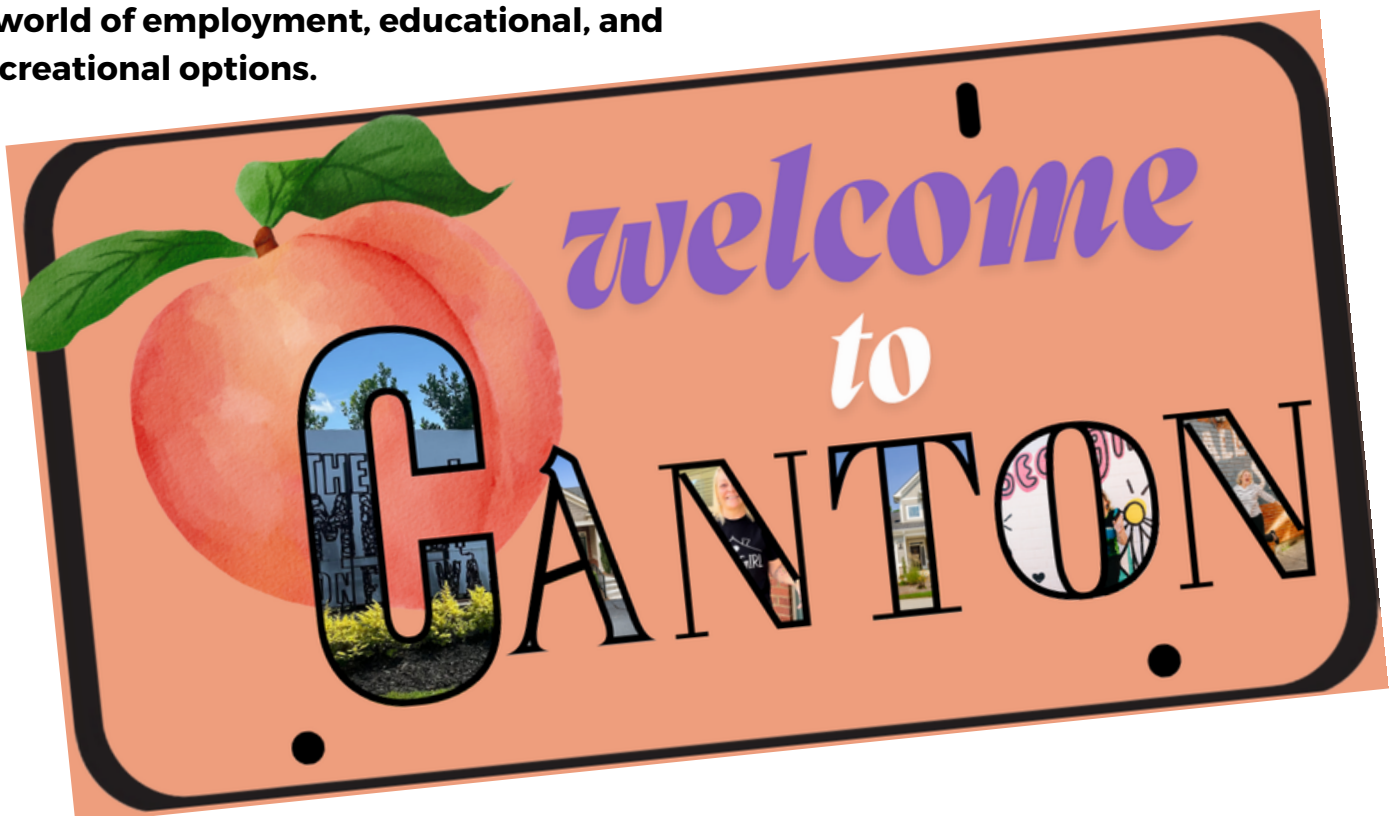
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**THINKING OF MOVING TO
CANTON GA?**

LOCAL LIVING

☀️ What Is the Weather Like Year-Round in Canton, Georgia?

Located just north of Atlanta in the scenic foothills of the Blue Ridge Mountains, Canton offers mild winters, warm summers, and four distinct seasons—perfect for anyone who wants to enjoy year-round outdoor living.

🌸 Spring in Canton, GA (March–May)

Average Highs: 65°F to 80°F

Average Lows: 42°F to 60°F

Rainfall: Moderate

Spring in Canton is vibrant and colorful, with blooming dogwoods, azaleas, and ideal temps. Occasional rain showers keep everything lush and green.

☀️ Summer in Canton, GA (June–August)

Average Highs: 85°F to 90°F

Average Lows: 65°F to 70°F

Humidity: Moderate to high

Thunderstorms: Afternoon showers are common
Summers are warm and humid, but not as extreme as southern Georgia or coastal areas. With access to nearby lakes, rivers, and mountain trails, summer in Canton means plenty of outdoor adventure.

🍂 Fall in Canton, GA (September–November)

Average Highs: 70°F to 80°F (early fall), cooling to 55°F–65°F

Average Lows: 45°F to 60°F

Rainfall: Low to moderate

Fall in Canton is absolutely stunning, thanks to the North Georgia foliage. The crisp air, fewer bugs, and gorgeous scenery make it a favorite for locals and visitors alike.

❄️ Winter in Canton, GA (December–February)

Average Highs: 50°F to 60°F

Average Lows: 30°F to 40°F

Snowfall: Rare (light dustings 1–2x/year)

Ice/Frost: Possible, but roads are usually clear by mid-morning
Winters are short and mild compared to northern states. While snow is rare, you'll still get that seasonal charm without the harsh freezes or long gray months.

LOCAL LIVING

The cost of living in Canton, Georgia is generally moderate compared to both national and metro Atlanta averages, making it an attractive option for families, retirees, and professionals alike. Housing is one of the biggest factors, with home prices typically more affordable than those in nearby suburbs.

Property taxes remain relatively low, especially for seniors who may qualify for exemptions in Cherokee County. Utilities, groceries, and healthcare costs are also in line with or slightly below the national average.

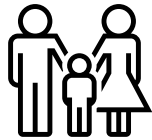
Cherokee County offers limited public transportation options, with most residents relying on personal vehicles to get around. The Cherokee Area Transportation System (CATS) provides scheduled and on-demand transit services primarily for seniors, disabled individuals, and those without access to a car. Canton offers a balanced cost of living with the charm of a small-town feel and access to big-city amenities just a short drive away.

Canton, Georgia has limited walkability overall. However, the historic downtown district is much more walkable, offering a charming, pedestrian-friendly environment with local shops, restaurants, parks, and events all within easy walking distance. The Etowah River Park and nearby trails also provide pleasant walking paths for recreation. While Canton is not considered a highly walkable city by national standards, efforts to revitalize the downtown area and improve pedestrian infrastructure are gradually enhancing walkability in key parts of the community.

COST OF LIVING

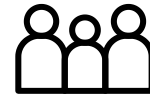
DEMOGRAPHICS

POPULATION



35,500

MEDIAN AGE



35

**CANTON
GA**

MEDIAN HOUSEHOLD INCOME



\$96,553

GROWTH RATE



3.2%



LOCAL EMPLOYMENT

Canton, Georgia is a growing city located north of Atlanta. Due to its proximity to Atlanta, many residents of Canton and the surrounding area commute to Atlanta for work.

TOP 5 PRIVATE SECTOR EMPLOYERS
NORTHSIDE HOSPITAL CHEROKEE
INALFA ROOF SYSTEMS
PILGRAM'S PRIDE
CHART INDSTUTRIES
PIOLAX

A group of five children are jumping and playing on a large, colorful inflatable structure that resembles a giant slide or a playhouse. The structure has bright yellow, orange, and blue sections. The children are wearing casual clothing like t-shirts and jeans. The background is a bright, sunny outdoor setting.

**OUR ANNUAL
RIVERFEST**

**ARTS &
CRAFTS
FESTIVAL**



THINGS TO DO

IN CANTON GA



The Canton Theatre, located at 171 E Main St in downtown Canton, is a restored historic venue that first opened in 1911. Originally a silent-film house, it was transformed into an Art Deco gem in the 1930s and reopened in 1940. After years of decline, it was fully restored and reopened in 2000. Today, this nonprofit arts hub hosts plays, concerts, comedy shows, and film events—making it a beloved part of Canton’s cultural scene.



The Oasis in Canton, GA, is the outdoor leisure pool at the Cherokee County Aquatic Center. It features a beach-style entry, two thrilling water slides, a fun playground area, pavilions, “Funbrella” shade structures, family restrooms, cabanas, concessions, and locker rooms. Open seasonally from Memorial Day through late summer during dedicated hours, it’s a perfect spot for families to splash, socialize, and unwind in a well-equipped, community-focused setting .



Fairways of Canton is a scenic 18-hole, par-72 public golf course in Canton, GA, stretching about 6,500 yards. Designed by Rocky Roquemore and opened in 2007, it features rolling elevation changes, narrow fairways, and ultra-dwarf Bermuda greens that demand precision. Highlights include breathtaking ridge views, a modern clubhouse, Stratus Kitchen & Bar, practice areas, and event hosting.



Canton, GA offers a diverse mix of parks and outdoor recreation. Etowah River Park features trails, a playground, picnic spots, and river access. Nearby Heritage Park has a walking loop, athletic fields, and peaceful views. Adventure lovers enjoy the mountain biking trails at Blankets Creek, while Hickory Log Creek Reservoir provides kayaking, fishing, and hiking. Additional parks across the city offer playgrounds, sports fields, and family-friendly amenities—perfect for outdoor fun.



HOSPITAL

Northside Hospital Cherokee:

- **This is the main hospital in Canton, a 332-bed, full-service community hospital.**
- **It was established in 1997 through a partnership between R.T. Jones Regional Hospital and Northside Hospital, Inc.**
- **In 2017, the hospital moved to a new campus located near I-575 and Highway 20.**
- **Services offered include:**
 - **24/7 adult and pediatric emergency services, including stroke care**
 - **A Cancer Institute**
 - **A dedicated Women's Center**
 - **High-risk maternity services through the Center for Perinatal Medicine**
 - **A breast care program with digital mammography**
- **It's part of the Northside Hospital Health System, a non-profit organization.**
- **The hospital has been recognized for its Pulmonary Care Excellence Award™ and Stroke Care Excellence Award™.**
- **It also has a dedicated emergency room.**

LOCAL HEALTH CLINICS

Cherokee County, Georgia is home to several local healthcare clinics that provide essential medical services to the community. These clinics play a vital role in delivering accessible and comprehensive healthcare to residents. Through these local clinics, Canton residents have access to quality healthcare close to home, ensuring their well-being and promoting a healthier community overall.

TOP LOCAL HEALTH CLINICS

WELLSTAR CHEROKEE HEALTH PARK: LOCATED IN NEARBY HOLLY SPRINGS, THIS HEALTH PARK OFFERS INTEGRATED DIAGNOSTIC, TREATMENT, AND REHABILITATION SERVICES.

CHILDREN'S HEALTHCARE OF ATLANTA URGENT CARE CENTER - CHEROKEE: PROVIDES URGENT CARE SPECIFICALLY FOR CHILDREN, ESPECIALLY DURING EVENINGS AND WEEKENDS.

NORTH ATLANTA PRIMARY CARE CANTON: A PRIMARY CARE PRACTICE ACCOMMODATING WALK-INS AND SAME-DAY APPOINTMENTS.

CANTON PRIMARY CARE | WINDERMERE MEDICAL GROUP: OFFERS A FULL RANGE OF PRIMARY CARE SERVICES AND ACCEPTS NEW PATIENTS.

PIEDMONT QUICKCARE - CANTON: PART OF THE PIEDMONT HEALTHCARE NETWORK, THIS IS A QUICK CARE FACILITY IN CANTON.

MEDICAL ASSOCIATES OF NORTH GEORGIA - CHEROKEE: A NORTHSIDE HOSPITAL AFFILIATE OFFERING VARIOUS MEDICAL SERVICES.

**THE
FAMOUS
“GRAD
WALK”
FOR
SENIORS**



LOCAL SCHOOL DISTRICT

Cherokee County, Georgia is home to 6 high schools that provide students with educational opportunities and a supportive learning environment. Three of these schools are located in Canton. They offer a comprehensive curriculum, empowering students with a well-rounded education. The schools are committed to academic excellence, providing a range of advanced placement (AP) courses, college readiness programs, and extracurricular activities to foster intellectual growth and personal development.

1 CHEROKEE HIGH SCHOOL

2 CREEKVIEW HIGH SCHOOL

3 SEQUOYAH HIGH SCHOOL

SHOPPING

TOP 5 SHOPPING LOCATIONS

THE MILL ON ETOWAH:

THIS HISTORIC MILL OFFERS A UNIQUE SHOPPING EXPERIENCE WITH A VARIETY OF LOCAL BOUTIQUES AND SHOPS.

CANTON MARKETPLACE:

A POPULAR SHOPPING CENTER WITH A MIX OF STORES AND RESTAURANTS.

COTTON MILL EXCHANGE: A PLACE TO FIND UNIQUE FINDS, ANTIQUES, AND COLLECTIBLES.

RIVERSTONE PLAZA: LOCATED ON RIVERSTONE PARKWAY, THIS AREA FEATURES A VARIETY OF SHOPPING AND DINING OPTIONS.

LAUREL CANYON VILLAGE: SITUATED BETWEEN DOWNTOWN CANTON AND REINHARDT UNIVERSITY, THIS LOCATION OFFERS A PUBLIX AND IS EXPECTED TO GROW WITH MORE RETAIL AND DINING.



PLACES TO EAT

1

POPS (PALERMO'S ORIGINAL PASTA & SANDWICHES)

Step into POPS where family, tradition, and scratch-made comfort food come together. Housed in the historic Jones Mercantile Building, POPS is a true family affair, created and operated by Andy Palermo, his wife Amber, and their children. From house-made pastas and sauces to savory meatballs, sausage, gourmet salads, and fresh sandwiches, every dish captures the comforting flavors of Italian-American cooking. POPS is more than a place to eat—it's a welcoming family kitchen serving up food made with heart.

2

LOCAL ON NORTH

A casual family-owned restaurant in downtown Canton, Georgia, located at 170 North Street in a historic farmhouse. The restaurant offers a variety of food, including starters like goat cheese croquettes and bang bang shrimp, entrees like beef, chicken, and seafood, salads, and pizza. They also have a bar and lounge area, as well as a newly renovated private event level for up to 100 guests

3

DOWNTOWN KITCHEN

The Downtown Kitchen offers an elevated take on classic steakhouse dining with a modern twist. Known for expertly prepared steaks, fresh seafood, and seasonal dishes that change with market availability, the restaurant focuses on simple, flavorful cooking and an inviting atmosphere. Downtown Kitchen delivers a warm dining experience with thoughtfully crafted food and attentive hospitality.

4

FOUR 41 SOUTH BBQ

Canton's only Pit-to-Plate BBQ joint, known for premium smoked meats and fresh, scratch-made sides. Their dedication has earned them numerous honors, including Best BBQ in Around Canton (2018–2020), Taste of Woodstock's People's Choice Award, a top-3 national BBQ sauce, and 2021 Best of Georgia BBQ Joint by GBJ.



PARKS

Canton, Georgia is home to several parks and recreational areas where residents and visitors can enjoy outdoor activities. Whether you are looking for amenities such as walking trails, biking trails, picnic areas, playgrounds, sports fields, or a splash pad - we have it all.

1 ETOWAH RIVER PARK

3 J.B. OWENS PARK

2 HERITAGE PARK

4 VETERANS PARK



ABOUT ME



Kelli Finney is a friendly and experienced Realtor who knows the ins and outs of both Cobb and Cherokee Counties. With a great team of trusted home pros behind her, she takes care of everything from marketing to closing, making the buying or selling process as smooth as possible.

Kelli's known for treating her clients like family and always going the extra mile. Whether you're buying your first home or selling your current one, she brings solid know-how, smart strategies, and strong negotiating skills to the table.

She understands that pricing your home right and making it look its best really matters. With her eye for staging and deep knowledge of the local market, Kelli helps sellers get the most for their home—and helps buyers feel confident every step of the way.



call me @404-409-3451



kellilovesrealestate

**Want To Learn More About
Canton GA - Check out our
YouTube Channel
@kellilovesrealestate**

