

RIVERSTONE MILL II

535 Riverstone Pkwy.
Canton, GA 30114

Property Highlights



- **Strong Demographics:** Over 66,000 residents live within a 5-mile radius.



- **Affluent Growth:** The area boasts average household incomes exceeding \$106,000 and growing.



- **Prime Location:** Located in a high-traffic, Aldi-anchored retail center.



- **Business Proximity:** Surrounded by 2,944 businesses employing nearly 30,000 people.



- **Desirable Community:** Canton is a top-ranked city with great schools, amenities, and community pride.

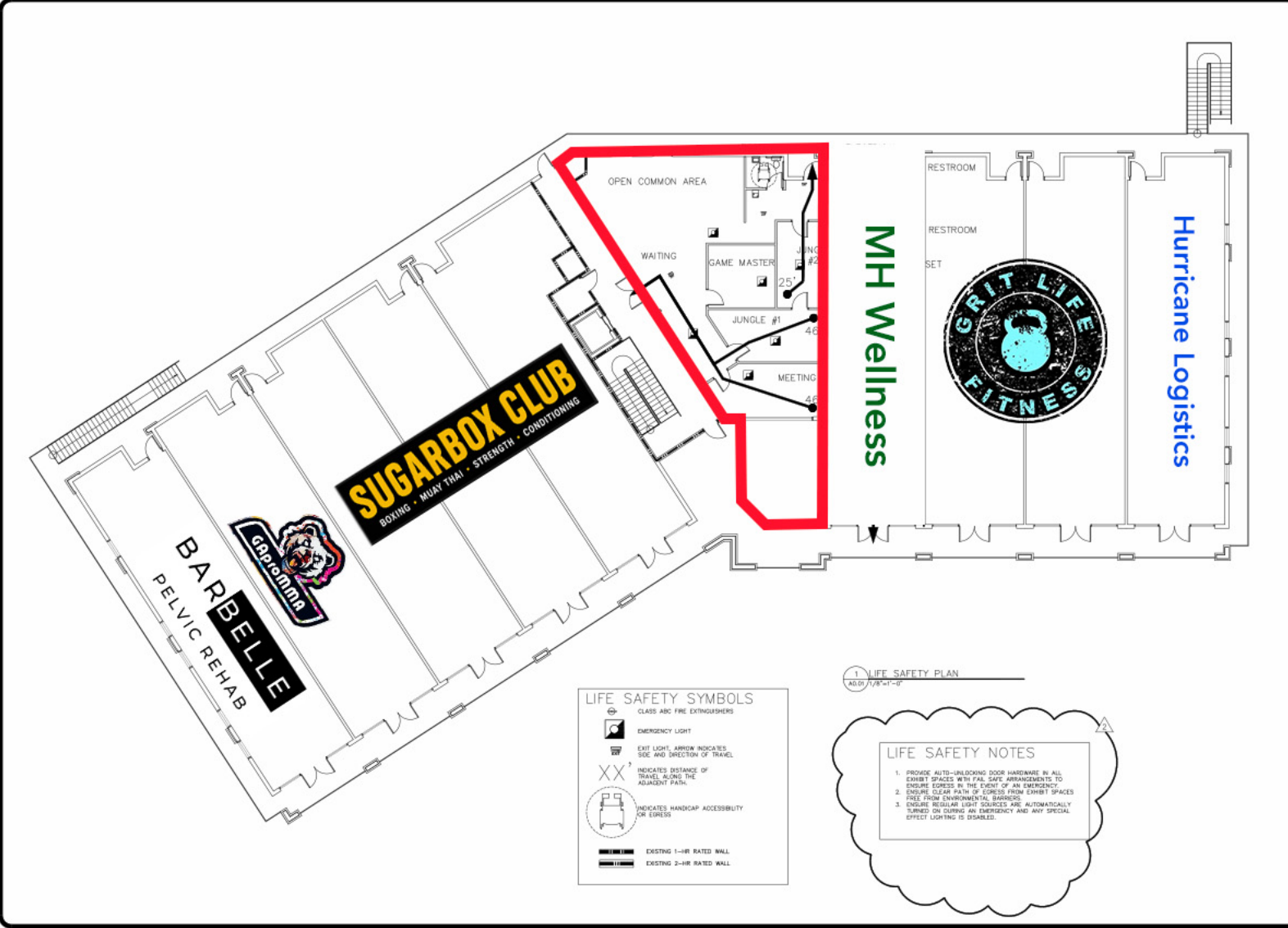


Former Escape Room Games

- 1,998 SF
- 20' Store Front



Upstairs Floor Plan



LIFE SAFETY PLAN

FRED BARUCHMAN AND ASSOCIATES, P.C.
ARCHITECTS • ATLANTA, GEORGIA • DESIGNERS
FBA
(404) 576-1041
www.fredbaruchman.com

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT AND CONSTRUCTION	7/26/21
2	ISSUED FOR PERMIT AND CONSTRUCTION	7/26/21
3	ISSUED FOR PERMIT AND CONSTRUCTION	7/26/21

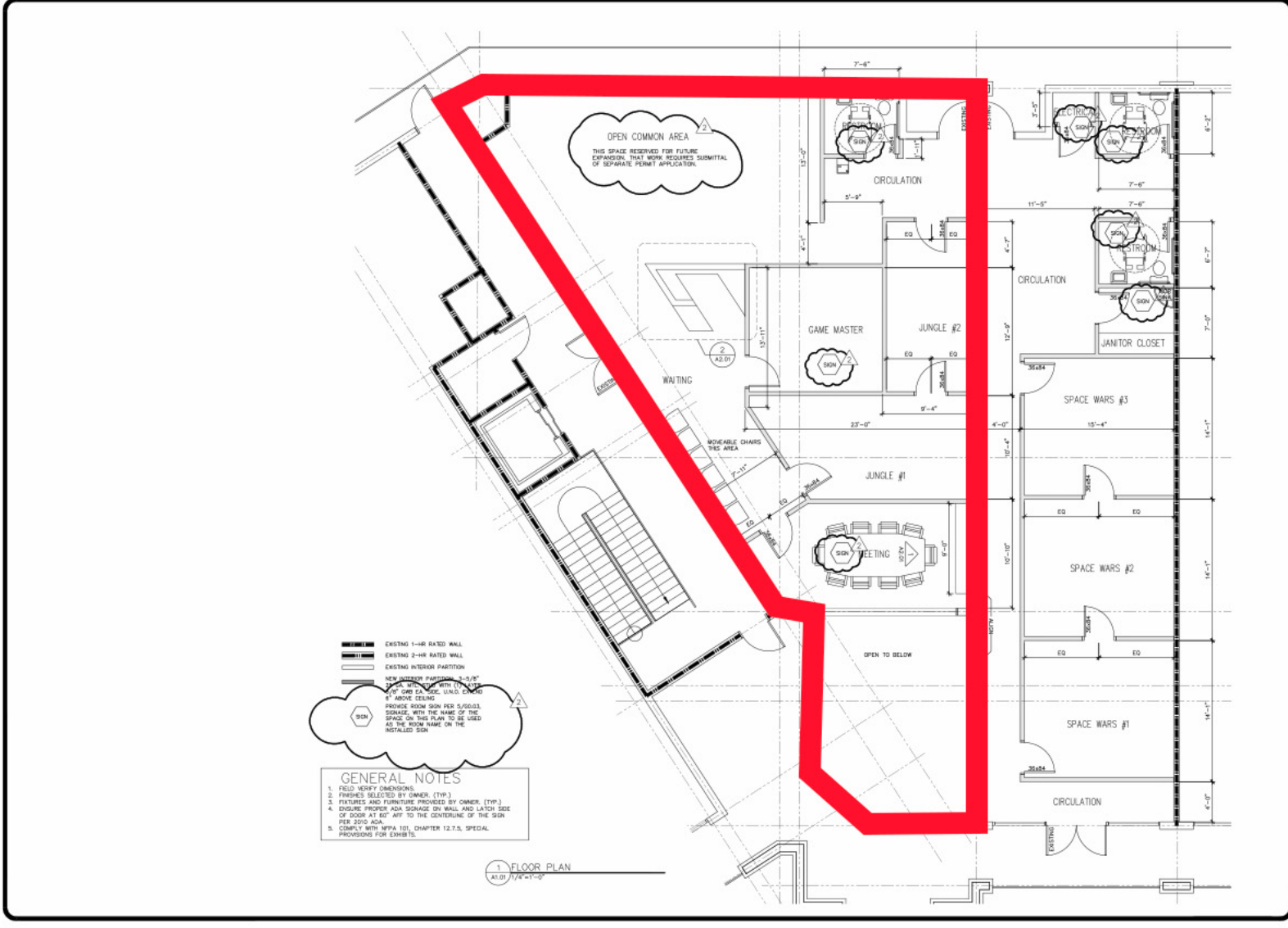
GET A CLUE
STE 206 & 207
533 INDEPENDENCE PARKWAY
SUITE 100, SUITE 100
ATLANTA, GA 30314

SHEET TITLE
LIFE SAFETY
PLAN

DATE
7/26/2020
BY
FBA
10003

A0.01

Floor Plan



FLOOR PLAN

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A1.01

Aerial View



- THE HOME DEPOT
- Chick-fil-A
- McDonald's
- ROSS DRESS FOR LESS
- BANK OF AMERICA
- Applebee's
- Michael's
- WELLS FARGO
- PANDA EXPRESS CHINESE KITCHEN
- OUTBACK STEAKHOUSE
- ZAXBY'S
- Starbucks
- AMC THEATRES
- LONGHORN STEAKHOUSE
- Ameri's Bank
- SHERWIN WILLIAMS
- DOLLAR TREE
- ALDI
- POPEYES
- metro by T Mobile
- Little Caesars
- STAPLES
- ingles
- Wendy's
- Hardee's
- FedEx Express
- DUNKIN'
- Krystal

SITE

Demographics

Canton, GA, is a hub of local dining, outdoor recreation, community events, growing businesses, and historic charm, ideal for living, working, and exploring.

GA DOT Traffic Counts:

Riverstone Pkwy. - 22,100 AADT

Highway 575 - 63,255 AADT

Population Density



1 Mile	3 Mile	5 Mile
8,687	29,404	66,943

Households



1 Mile	3 Mile	5 Mile
3,102	10,981	23,547

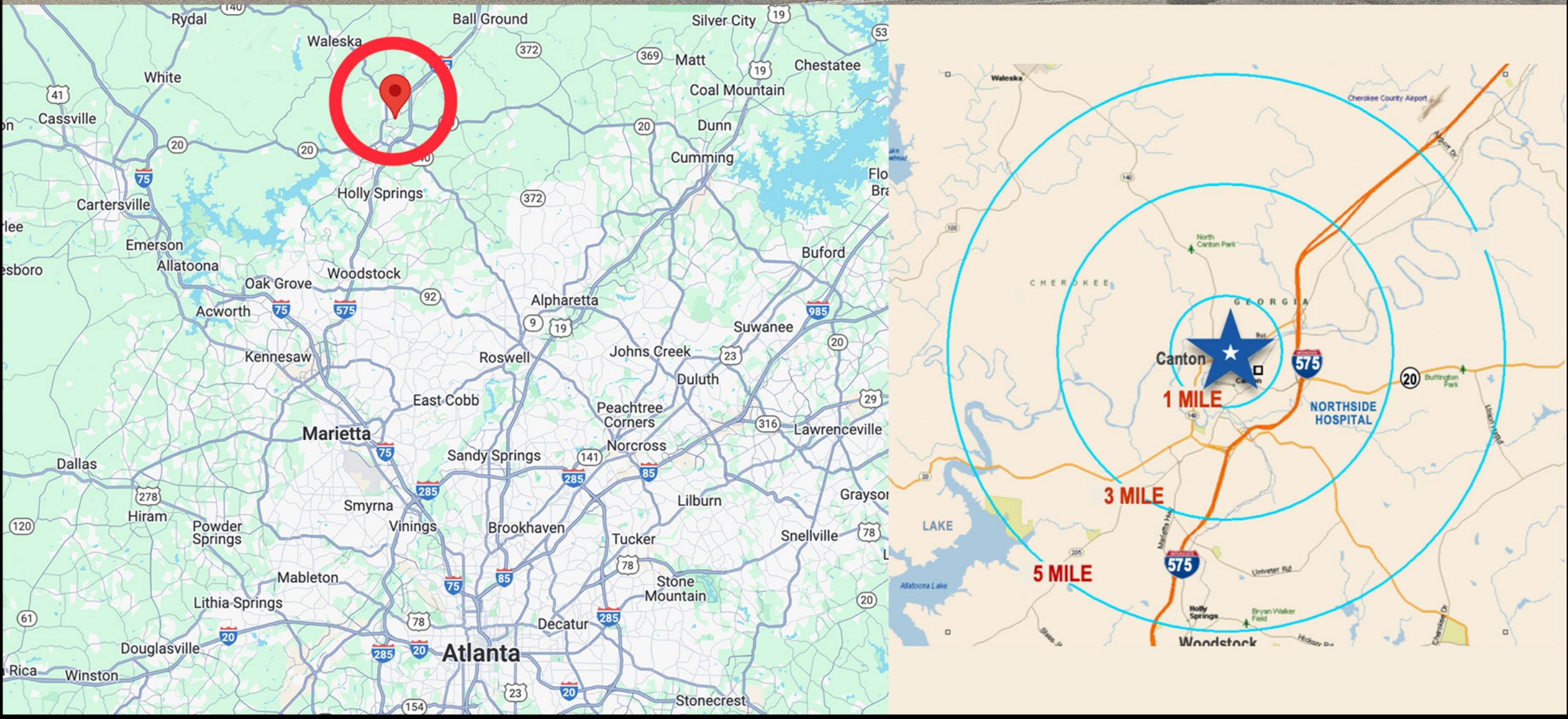
Average HH Income



1 Mile	3 Mile	5 Mile
\$72,317	\$96,737	\$107,219



Riverstone Mill II





Dynamic Growth: Canton's mix of historic charm and modern development creates a thriving market for businesses.

Engaged Community: Frequent events like festivals and farmers' markets help businesses connect with customers.

Supportive Environment: Resources like licensing guidance and the "Canton 2045" plan foster sustainable business growth.

Prime Location: Positioned in Cherokee County, Canton offers access to a growing population and nearby metro areas.

Vibrant Downtown: Downtown Canton's restaurants, shops, and cultural venues attract significant foot traffic

Sustainable Development: Long-term planning ensures opportunities for businesses to grow alongside the community



Tenant Roster

Suite #	Tenant Name	GLA (SF)	GLA (%)
101	Florida Autism Center	3,200	10.7%
103	Riverstone Nutritioin	1,640	5.5%
104A	Lin's Alterations	800	2.7%
104B	Revive Beauty	800	2.7%
105	Ana's Salon De Belleza	1,790	6.0%
106	Freeze Dried Fun	1,900	6.3%
107	Canton Nails	1,600	5.3%
108	Local Finance Company of GA	1,600	5.3%
109	Smoke Stars	1,600	5.3%
110	1st Franklin Financial	1,612	5.4%
201	Pelvic Barbelle	1,426	4.8%
202	GA Pro MMA	1,453	4.9%
203	Triple Boxing	4,359	14.5%
206	AVAILABLE	1,998	6.0%
207	MH Wellness	1,676	5.2%
208	Grit Life Fitness	1,452	4.8%
210	Hurricane Logistics	1,466	4.9%



DELZA
PROPERTIES

Management - Development - Leasing

550 Pharr Rd. NE STE #201
Atlanta, GA 30305

404.580.8885 direct
770.984.1787 office

Josh Ahlzadeh
josh@delzaproperties.com