

DELZA
PROPERTIES

535 Riverstone Pkwy. Suite #106
Canton, GA 30114

2nd Generation Catering Kitchen



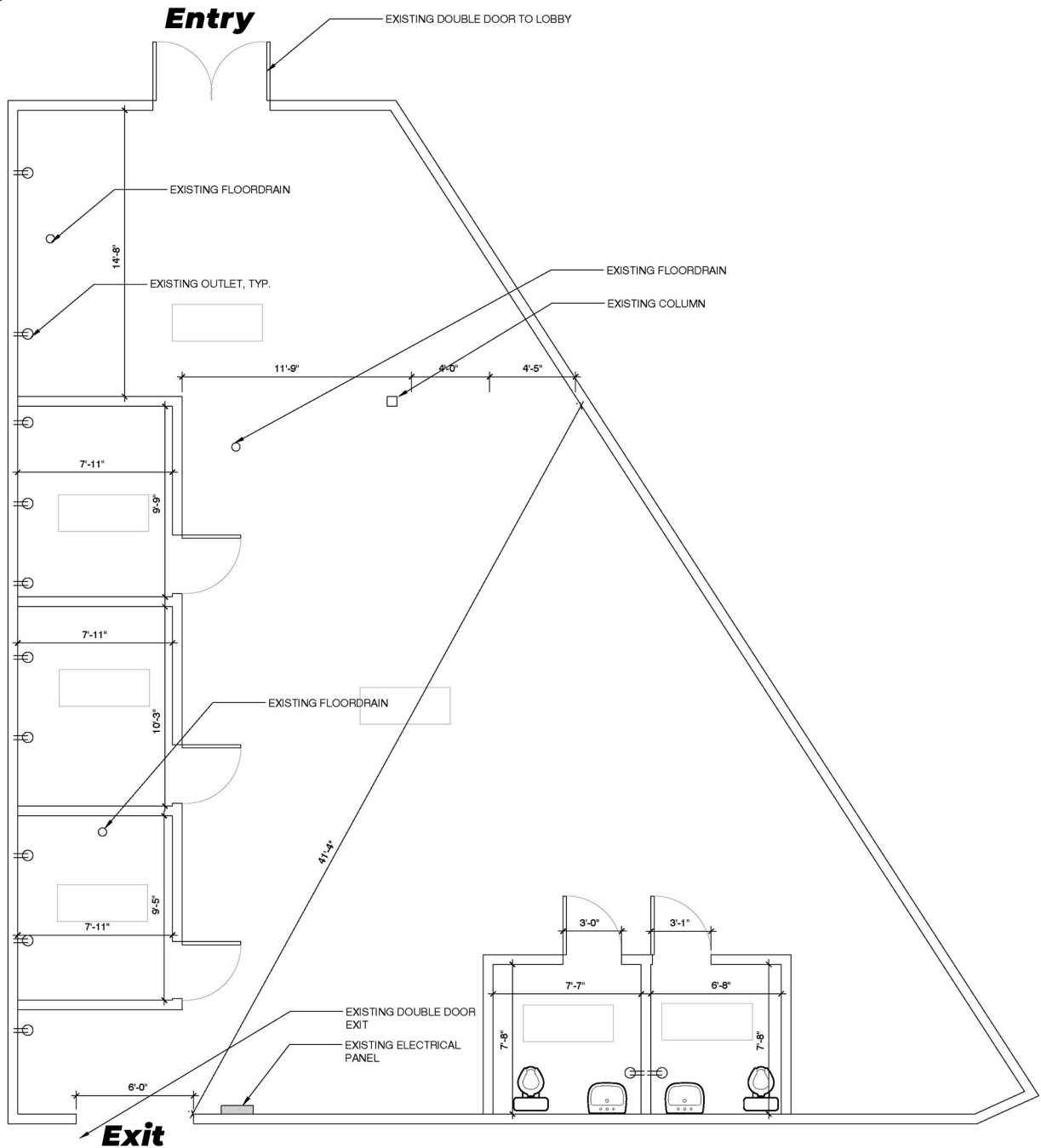
SPACE AVAILABLE
1,900 sf

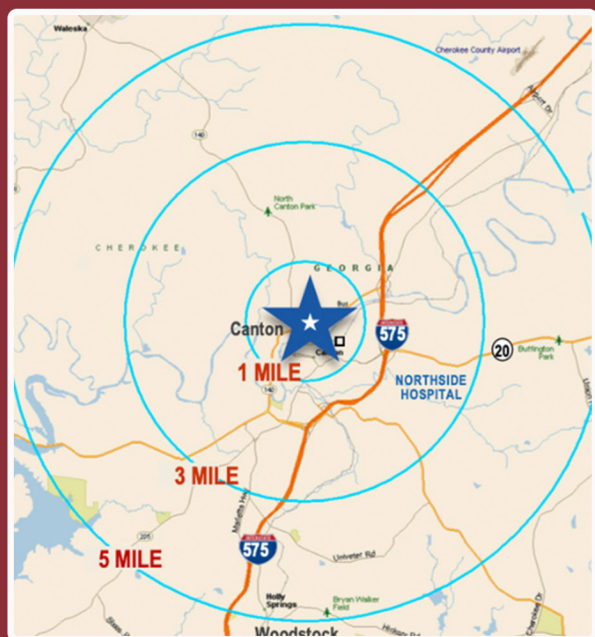
- **Strong Demographics:** Over 66,00 residents live in a 5-mile radius.
- **Affluent Growth:** The area boasts average household incomes exceeding \$106,000 and growing.
- **Prime Location:** Located in a high-traffic, Aldi- anchored retail center.
- **Business Proximity:** Surround by 2,944 businesses employing nearly 30,000 people.
- **Desirable Community:** Canton is a top-ranked city with great schools, amenities, and community pride.



Building Floor Plan

Existing Floor Plan





	1 Mile Radius	3 Mile Radius	5 Mile Radius
ESTIMATED POPULATION	8,687	29,404	66,943
HOUSEHOLDS	3,102	10,981	23,547
MEDIAN HH INCOME	\$72,317	\$96,737	\$107,219

GA DOT Traffic Counts:

Riverstone Pkwy. -	22,100 AADT
Highwy 575 -	63,255 AADT

CANTON

GEORGIA



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.

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

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.

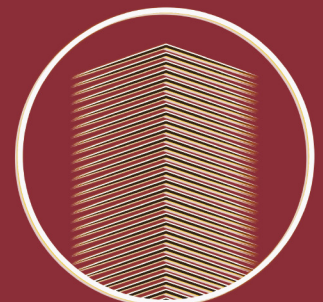
Sustainable Development: Long-term planning ensures opportunities for businesses to grow alongside the community

Tenant Roster

535 Riverstone Pkwy.

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	AVAILABLE	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	Mission Escape Room Game	3,352	11.2%
208	Grit Life Fitness	1,452	4.8%
210	Hurricane Logistics	1,466	4.9%

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