

9177 Knox Bridge Hwy Canton, GA

RARE FREE STANDING OPPORTUNITY IN CANTON, GA!

- 2,075 SF
- 400 SF GARAGE SPACE
- FENCED IN REAR YARD

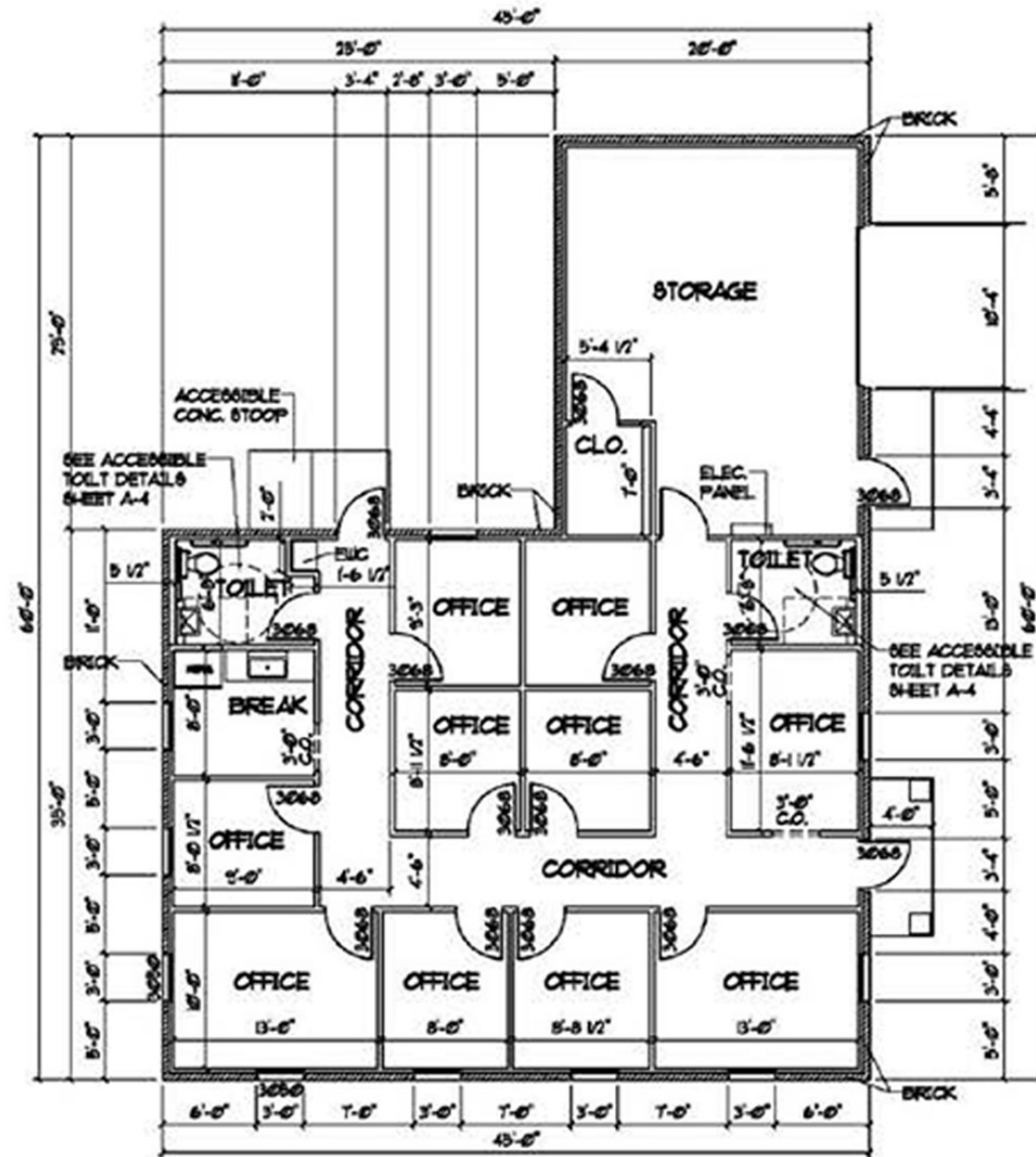
AVAILABLE

Space currently built out as an office,
can be converted to a wide variety of users:

- RETAIL • MEDICAL • FLEX • OFFICE • RESTAURANT
- INDUSTRIAL • AUTOMOTIVE • WAREHOUSE



Floor Plan

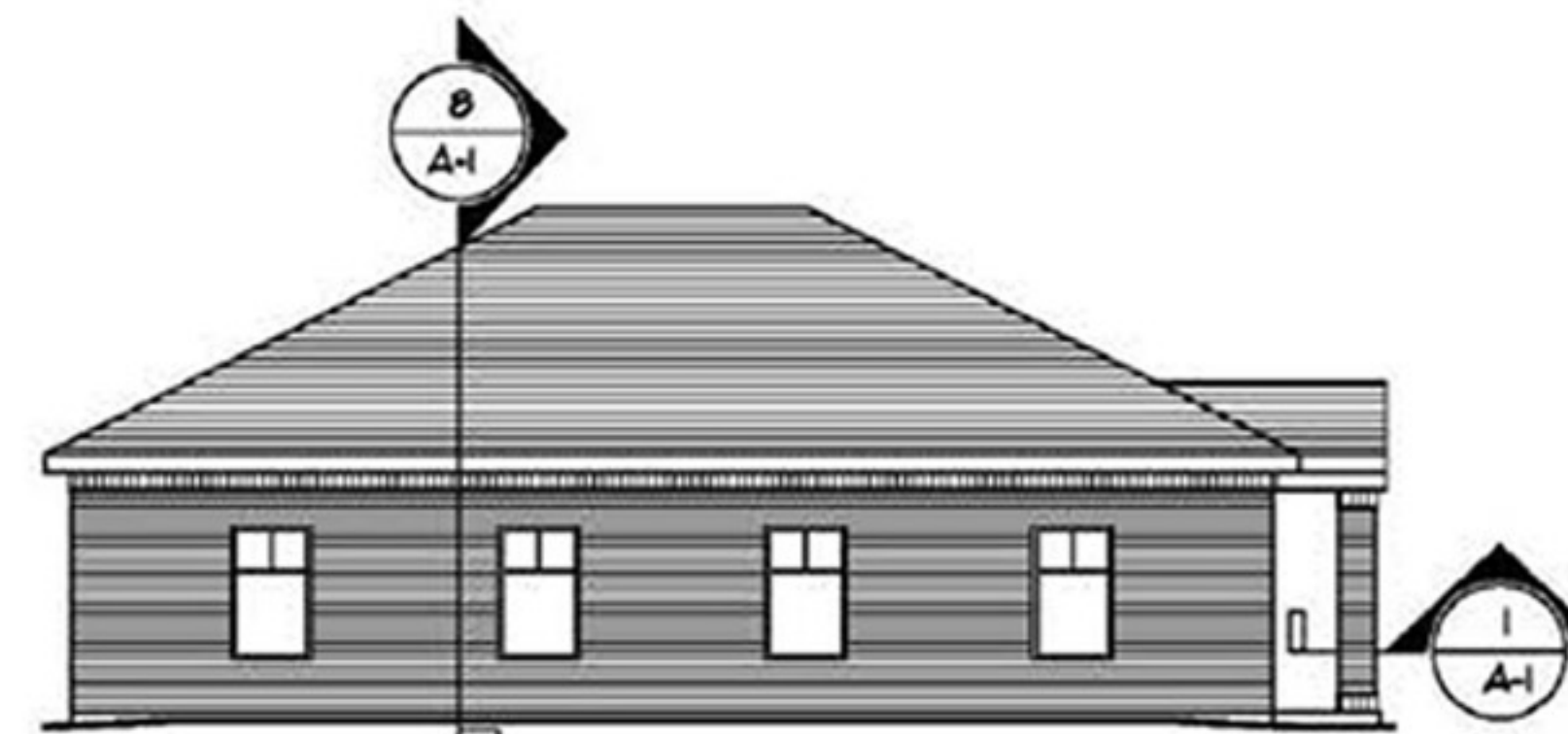


1 FLOOR PLAN
T-1 SCALE: 1/8"=1'-0"

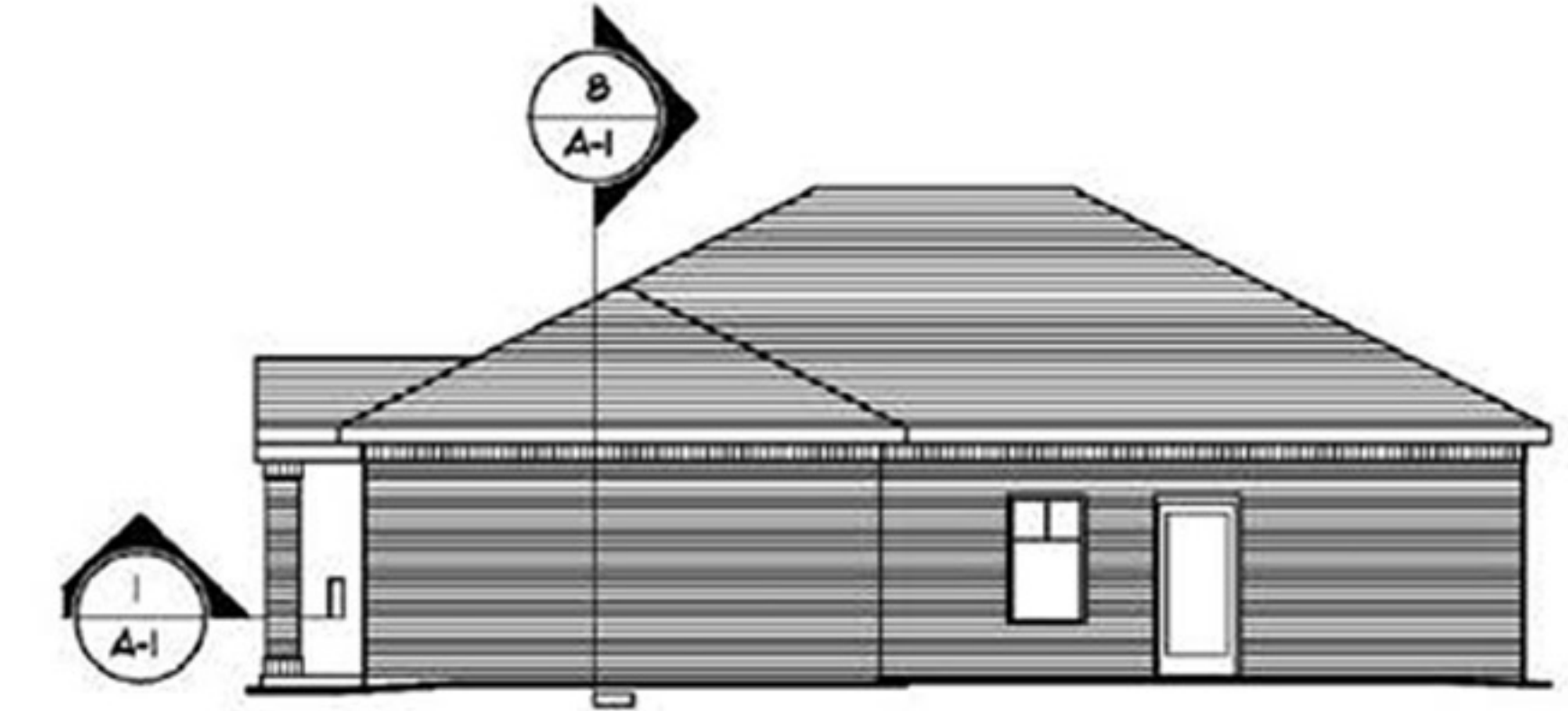
~ACCESSIBLE ENTRY
PROVIDE RAMP/ ENTRY
PER ADA, 1/2" MAX. SLOPE



2 FRONT ELEVATION
T-1 SCALE: 1/8"=1'-0"



5 LEFT ELEVATION
T-1 SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
T-1 SCALE: 1/8"=1'-0"



4 REAR ELEVATION
T-1 SCALE: 1/8"=1'-0"

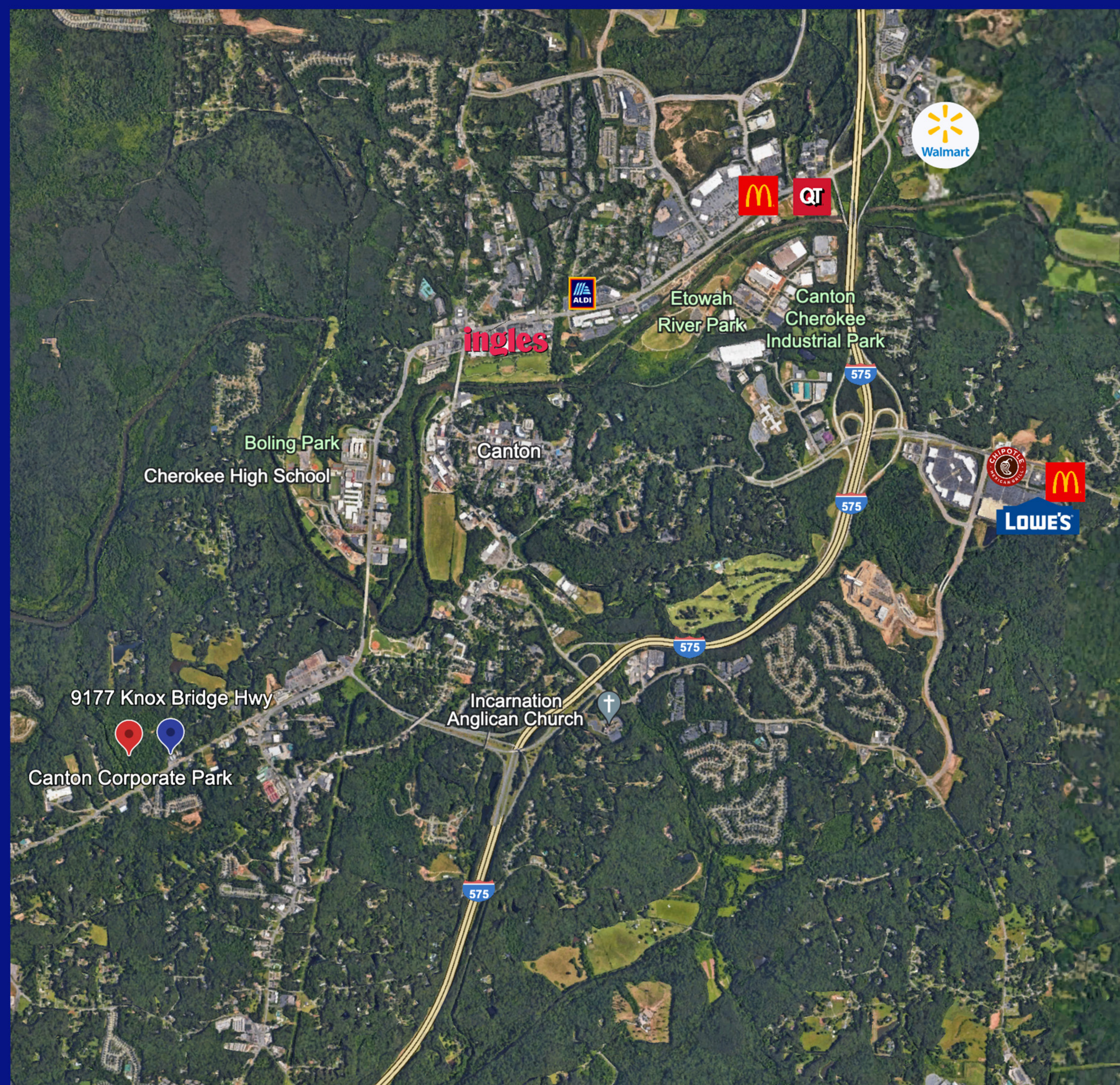
Aerial View

National Retail Brands
In the Immediate Area Include

Walmart



ingles





Community
& Economic
Development



CHEROKEE ECONOMIC
OFFICE OF DEVELOPMENT

Cherokee By Choice.

Canton Corporate Park

- 55 Acre Development
- Located at 9011 Knox Bridge Highway, adjacent to 9177 Knox Bridge



CHEROKEE ECONOMIC
OFFICE OF DEVELOPMENT

FEATURES OF SITE

INFRASTRUCTURE



WATER



ELECTRICITY



GAS



FIBER



WASTE WATER

ONE OF THE **FASTEST GROWING**
COUNTIES IN THE
ATLANTA REGION



IN THE PAST FIVE YEARS, IN CHEROKEE
COUNTY, COED HAS RECRUITED MORE THAN
2,175 NEW JOBS



ALMOST
\$470 MM
IN CAPITAL INVESTMENT
WITHIN THE PAST FIVE YEARS



161 LOCAL PROPERTIES
TO FILM YOUR NEXT SERIES OR MOVIE



TOP 10% OF SAT SCORES
IN GEORGIA



1.9 MILLION
LABOR SHED POPULATION
WITHIN 35 MILES



Wellstar
HEALTH SYSTEM

YANMAR

LEAD INVESTORS

Cherokee
County
GEORGIA

Cherokee County
Development Authority

Georgia Power

UAC UNIVERSAL ALLOY
CORPORATION

CCWSA

COBB EMC

NORTHSIDE HOSPITAL
CHEROKEE

BLACKAIRPLANE

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Management - Development - Leasing