

3097 Canton Road

Free Standing Building for Lease
Strong Demographic and High Income Area



3097 Canton Road, Marietta, GA 30066

- Built in 1974, this 4,640 SF free-standing building is situated on .663 acres.
- Two doors down from East Cobb's popular Frankie's Italian Ristorante
- Located on Canton Road—a major north/south artery in East Cobb County with traffic counts of 33,900 in front of the center.
- Retailers in the immediate area include Big Lots, Old Time Pottery Homestore, Walmart, and McDonalds
- Easy access from I-575, just two miles off the interstate



FOR LEASE

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	6,268	60,981	190,826
Population Growth 2010-2017	4.57%	8.40%	8.93%
Average Age	40.8	39.1	37.9
Total Households	2,405	22,451	69,020
Average Household Income	\$95,426	\$98,781	\$96,798
Bachelor's Degree or Above	41.22%	43.57%	43.03%

Traffic Count

33,900 Canton Road

FOR MORE INFORMATION, CONTACT:

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LEASE AT
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