

Self Storage Development Opportunity



Canton Development Site

4589 Cumming Highway

Canton, GA 30115

Presented by:

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LIST PRICE: Unpriced

INVESTMENT HIGHLIGHTS

- Self Storage Development Opportunity located in Canton, GA
- Proposed 3-story, climate controlled self-storage facility totaling 101,158 GSF, 79,976 NRSF, and 521 units
- Site Plan approved buyer can Proceed to Construction Drawings and Building Permits
- Strategically located along Cumming Highway (GA-20) with excellent visibility and frontage to a corridor serving more than 22,700 vehicles per day (AADT)
- Strong surrounding demographics with continued residential growth throughout the Canton and Cherokee County market
- More than 1,900 planned or under-construction residential units underway
- Convenient Proximity to major national retailers including Target, Chick-fil-a, Dunkin, Starbucks, Lowe's, and more
- Positioned within one of Metro Atlanta's fastest-growing suburban corridors benefiting from ongoing residential and commercial expansion

PROPERTY HIGHLIGHTS

RSF: 79,976

Units: 5.21

Acres: 4.57 + 0.66



