

# HICKORY FLAT

Hickory Road & Vaughan Rd  
Canton, Georgia 30115

Cherokee County

## SURCHEROS

Jersey Mike's tropical SMOOTHIE CAFE

BUFFALO WILD WINGS GO

### LEASING INFORMATION

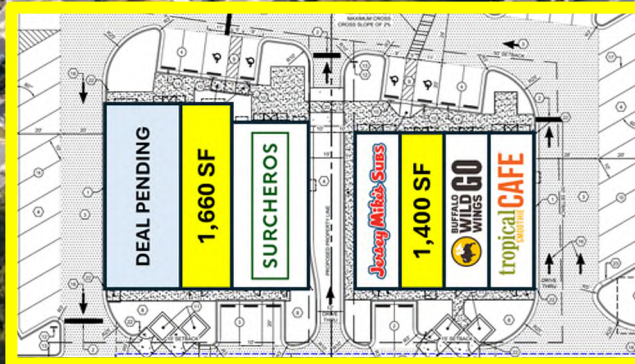
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ESTD 2020  
**BRIDGER**  
PROPERTIES

DEAN RUSK MIDDLE SCHOOL  
(1,473 Students)

SEQUOYAH HIGH SCHOOL  
(2,083 Students)

HICKORY FLAT ELEMENTARY  
(910 Students)



HEARTLAND DENTISTRY

revive HEALTH CENTER & SPA

Hickory Road

BRU-STER'S

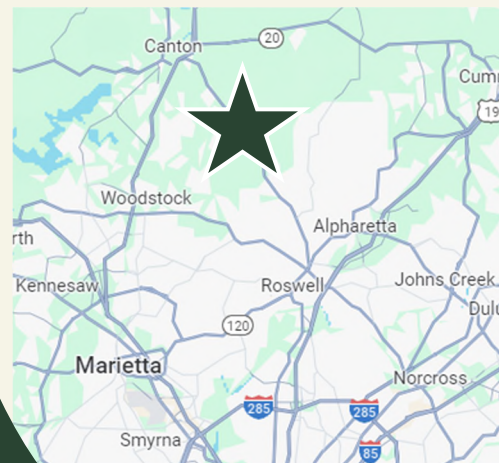
DQ

CHASE

Chevron

FYZICAL

Highway 140



- New Development across the street from Hickory Flat Commons, the 114,045 SF Kroger Center.
- Located in the heart of the neighborhoods with 26,822 Residents within 3 miles and Median Household Incomes above \$126,000.
- Highway 140 is a major north-south artery connecting Roswell, Milton, and Canton.
- Property is walking distance of 4,466 Students.
- AVAILABLE UNITS: 1,660 SF NEXT TO SURCHEROS AND 1,400 SF NEXT TO JERSEY MIKE'S.



# HICKORY FLAT

## TRADE AREA OVERVIEW



**Total Population**

1 MILE: 3,551  
 3 MILE: 26,822  
 5 MILE: 66,795

**Total Households**

1 MILE: 1,245  
 3 MILE: 9,099  
 5 MILE: 22,712

**Median HH Incomes**

1 MILE: \$119,150  
 3 MILE: \$126,778  
 5 MILE: \$115,777

**Total Employees**

1 MILE: 2,036  
 3 MILE: 3,725  
 5 MILE: 10,529

ESTD 2020

**BRIDGER**  
 PROPERTIES



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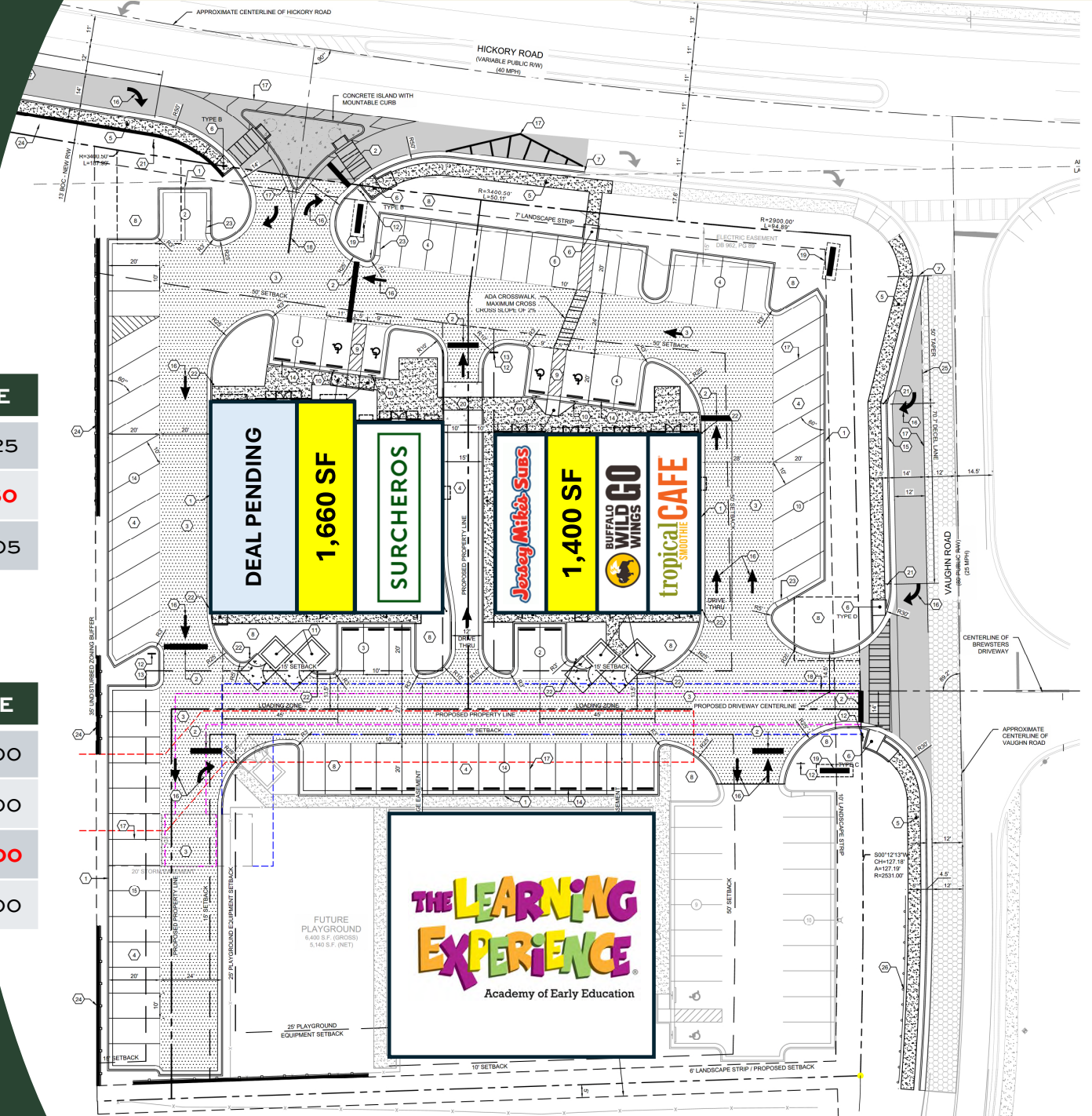
## PROJECT SITE PLAN

### BUILDING 1

UNIT	TENANT	SIZE
100	Surcheros Fresh Mex	2,625
<b>102</b>	<b>AVAILABLE</b>	<b>1,660</b>
104	Deal Pending (Nail Salon)	2,905

### BUILDING 2

UNIT	TENANT	SIZE
100	Tropical Smoothie Cafe	1,400
102	Buffalo Wild Wings GO	1,400
<b>104</b>	<b>AVAILABLE</b>	<b>1,400</b>
106	Jersey Mike's	1,400



ESTD 2020