



# 4340 CANTON RD

4340 CANTON RD  
MARIETTA, GA 30066

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Also Available  
1.46 acres

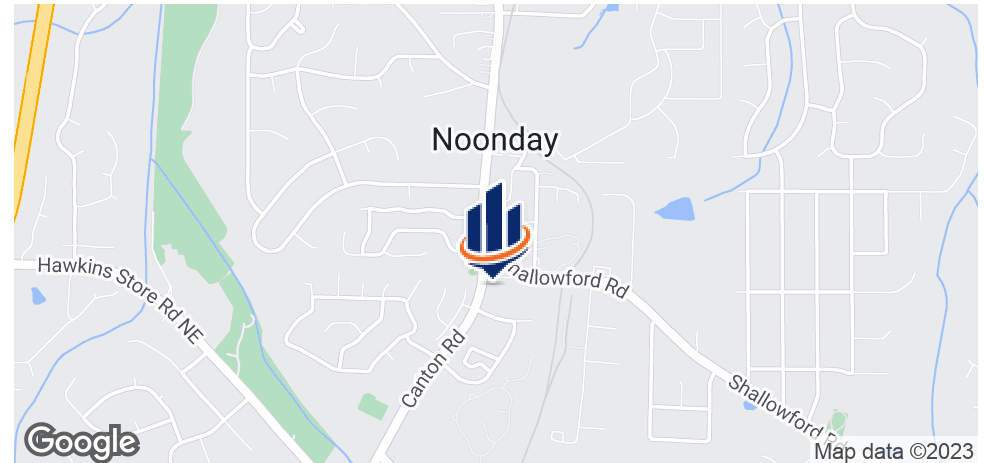
1.38  
acres



Old Shallowford Rd

Shallowford Rd

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.38 Acres
Zoning:	GC
Market:	Atlanta
Submarket:	Cobb County
Price / SF:	\$9.90

## PROPERTY OVERVIEW

1.38 Acres zoned GC on Canton Rd near the signalized intersection of Canton Rd and Shallowford Rd. Property can be combined with 1.46 acre corner site and additional adjoining tracts for larger development. Assemblage is located across intersection from new Racetrac store.

## PROPERTY HIGHLIGHTS

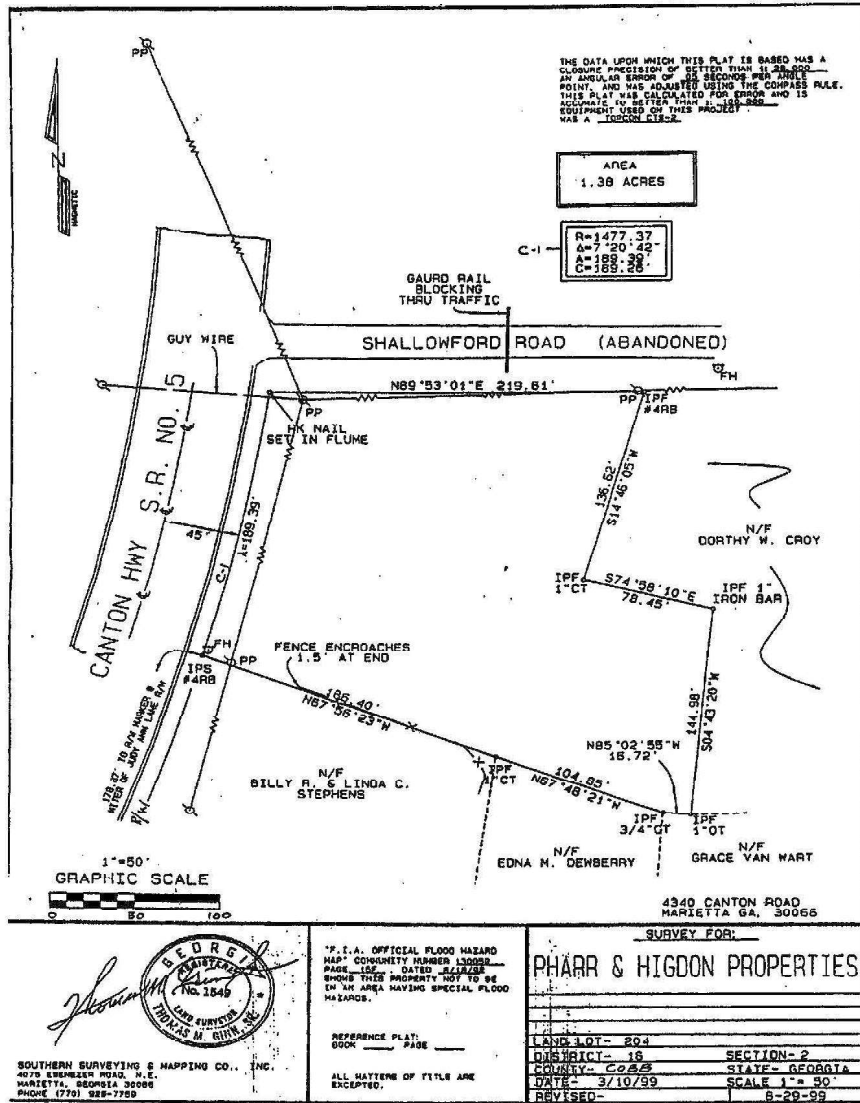
- 1.38 Acres
- Zoned GC
- Assemblage possible with 1.46 acre corner site
- Signalized intersection
- Located on the "going home" side
- Gateway location from Marietta to East Cobb
- New Racetrac store located across Shallowford Rd

# Additional Photos

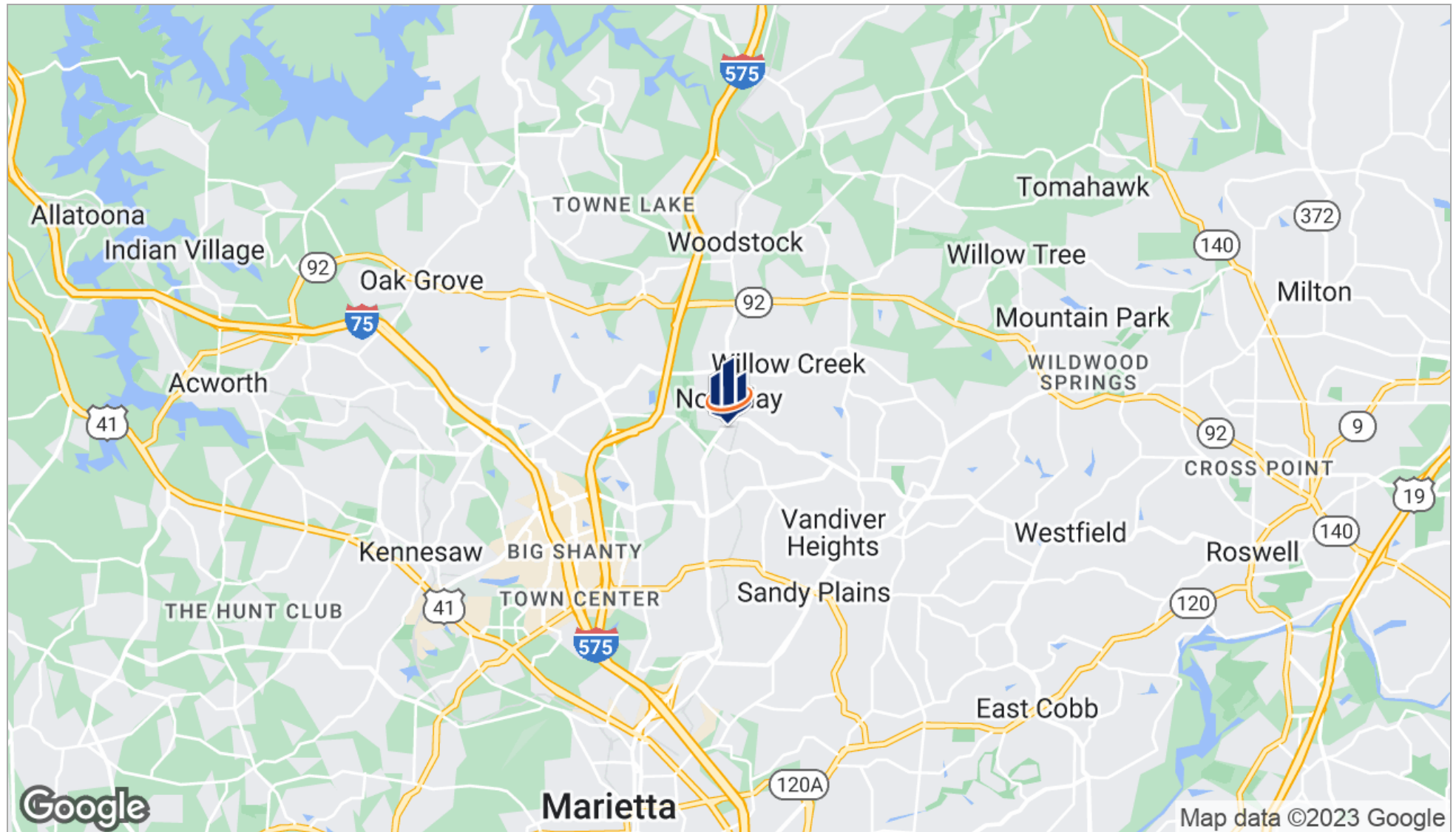


BK: 15027 PG: 5111  
 REBECCA KEATON  
 CLERK OF SUPERIOR COURT Cobb Cty. GA.

Exhibit "A-1"



# Location Maps

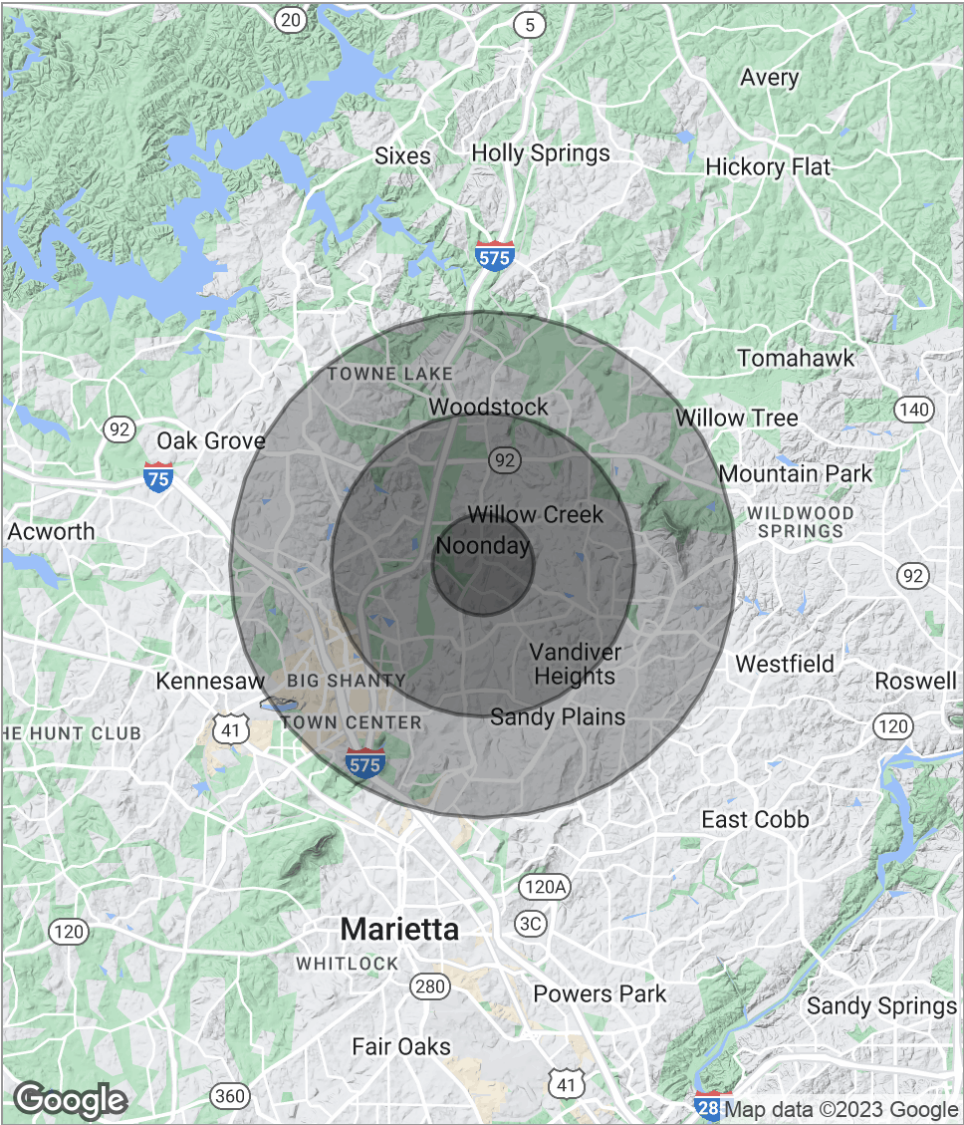


4340 CANTON RD MARIETTA, GA 30066

SVN | Interstate Brokers | Page 5

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# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,011	59,555	157,144
Median age	35.5	36.4	35.8
Median age [Male]	36.1	36.4	35.2
Median age [Female]	34.8	36.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,279	21,398	57,925
# of persons per HH	3.1	2.8	2.7
Average HH income	\$95,191	\$84,108	\$83,836
Average house value	\$204,991	\$217,618	\$232,962

\* Demographic data derived from 2020 ACS - US Census

# All Advisor Bios



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## Tom Hunter

Senior Advisor  
SVN | Interstate Brokers

Tom Hunter serves as an Associate Broker for SVN Interstate Brokers, an independently-owned office of SVN based in Atlanta, GA. SVN is a leading commercial real estate brokerage firm with over 100 offices nationwide.

Over the course of his 32-year commercial brokerage and auction management career, Hunter has developed and executed high-impact, accelerated marketing programs for all types of commercial real estate assets for banking and investment clients throughout the United States.

Prior to becoming a commercial real estate broker and auctioneer, Hunter served as a project manager for Bank Earnings International, Inc., (acquired by Electronic Data Systems, Inc.) and BEI Real Estate Services (acquired by Amresco) where he specialized in the analysis of commercial real estate loan portfolios and real estate asset management for financial institutions.

With an extensive commercial real estate background, Hunter has completed numerous property analysis and feasibility studies, identified potential buyer groups, structured property offerings, and implemented marketing plans on time, under budget, optimizing results to reach targeted buyers. Hunter's client list includes international, regional and local financial institutions, government agencies, and private investors.



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