

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonaga Street, Suite A

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**POWELL**  
PROPERTY GROUP

# 270 RIDGE ROAD

FOR SALE

*Land :*

CANTON, GA 30114



# 270 RIDGE ROAD

CANTON, GA 30114



## OFFERING SUMMARY

Sale Price:	\$1,280,000
Lot Size:	3.378 Acres
Price / Acre:	\$378,922
Zoning:	Central Business District (CBD)
Market:	Atlanta

## PROPERTY OVERVIEW

\*Will consider subdividing\*

Unique destination located at a high elevation overlooking Canton, near a major intersection. This area is developing rapidly with mixed-use and commercial all around.

## PROPERTY HIGHLIGHTS

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Google

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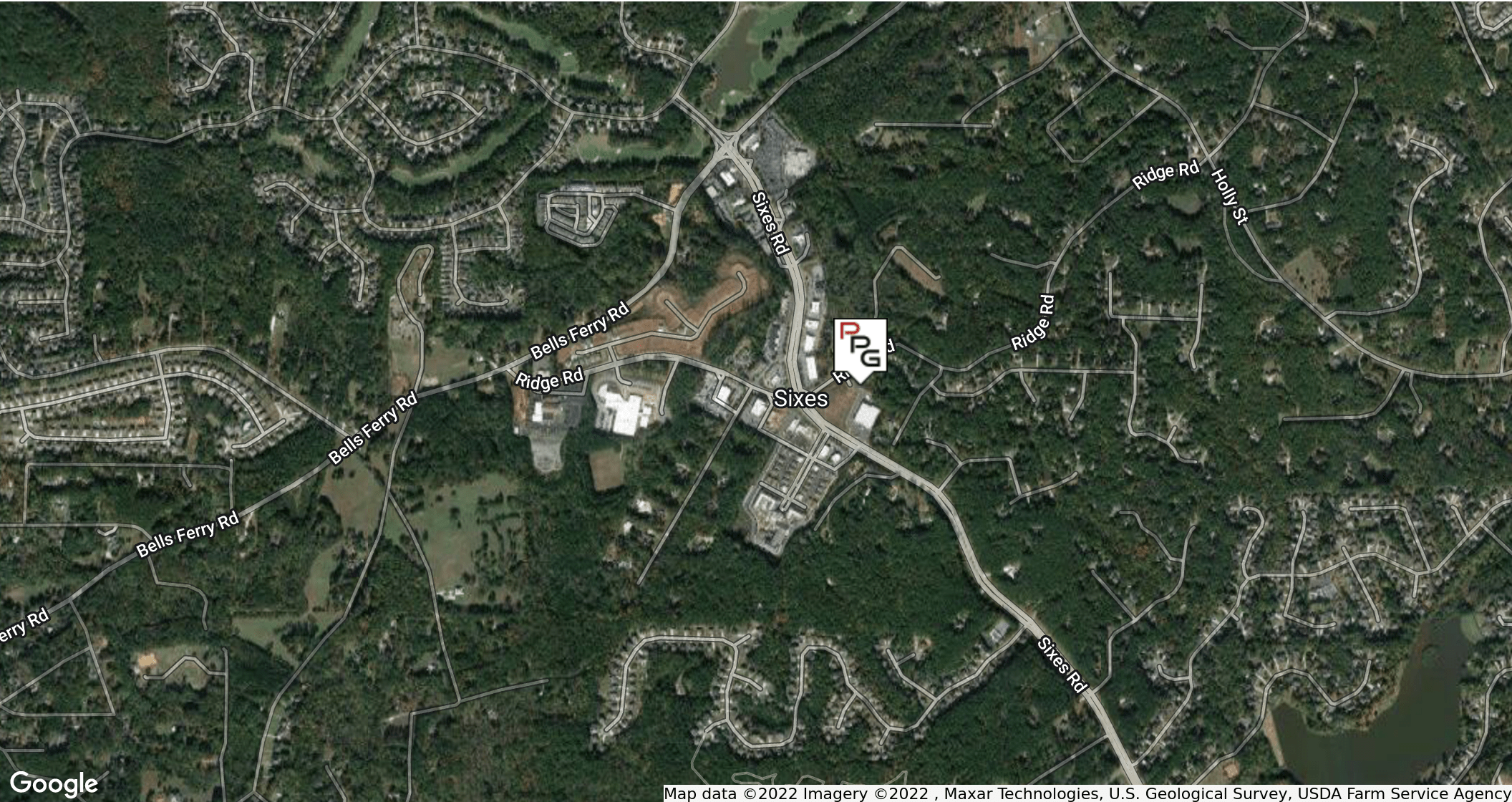


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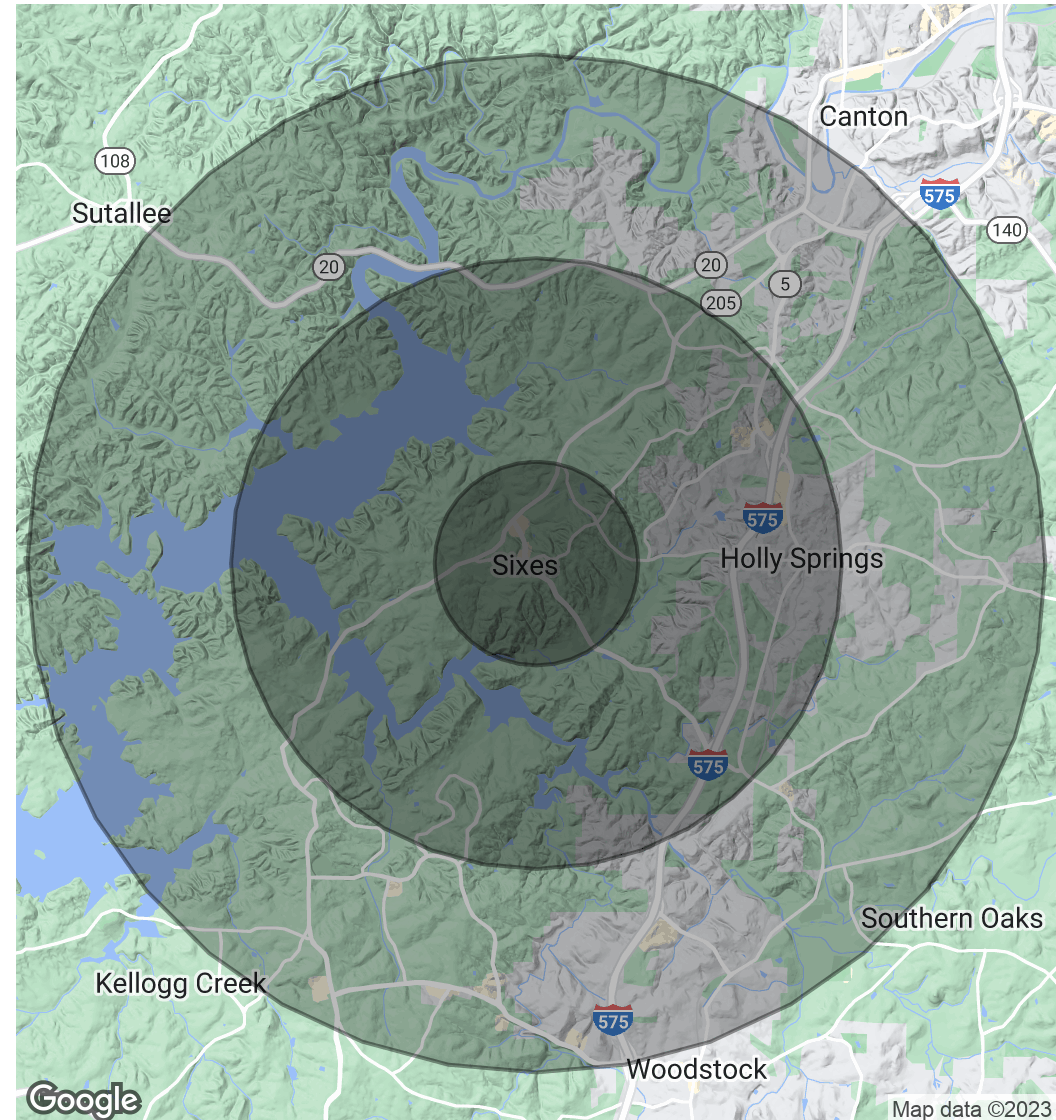
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,719	32,604	81,566
Average age	34.2	35.1	35.2
Average age (Male)	34.3	34.9	34.5
Average age (Female)	34.0	35.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,344	11,596	29,178
# of persons per HH	2.8	2.8	2.8
Average HH income	\$91,013	\$94,895	\$88,455
Average house value	\$253,378	\$254,200	\$240,846

*\* Demographic data derived from 2020 ACS - US Census*



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