



STARBUCKS STRIP
CENTER

Canton, Georgia

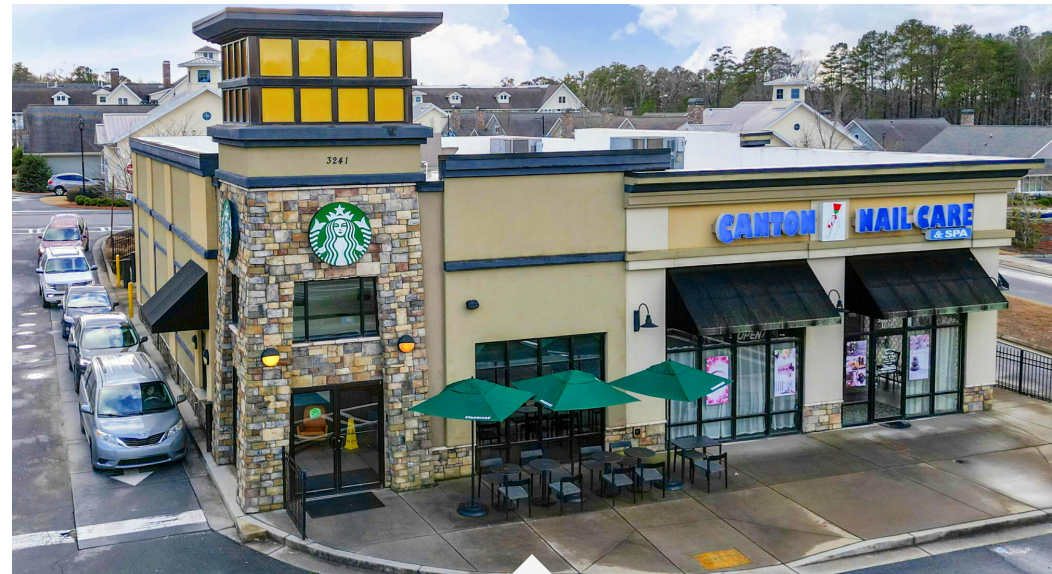
RETAIL PROPERTY FOR SALE & LEASE

PROPERTY DETAILS & HIGHLIGHTS



Building Name	Starbucks Strip Center
Property Type	Retail
Property Address	3241 Sixes Rd, Canton, GA
Building Size	5,765 SF
Lot Size	0.92 Acres
Year Built	2007
Number of Floors	1

Harrison Properties is pleased to exclusively offer for sale the 5,765 SF Starbucks Strip Center located at 3241 Sixes Road in Canton, GA. This opportunity includes a multi-tenant strip center, with a corporate guaranteed Starbucks and a 4,015 SF vacant space available for lease providing a new investor an immediate value-add opportunity.



- Rare Starbucks anchored (NNN) investment opportunity - providing a new investor with minimum property oversight and management.
- One of 70 Starbucks location allowed to sell beer and wine out of 31,795 total locations.
- Located at the entrance of an upscale senior living development that includes 174 independent living, assisted living and memory care units.
- Adjacent nationally recognized retailer include: Publix, McDonald's, Wells Fargo, UPS, Great Clips, CVS, Waffle House, Guthrie's, Dunkin, KFC, Taco Bell, Circle K, and Marco's Pizza.
- Surrounded by neighborhoods and new development.
- Outstanding street visibility at lighted 4-way intersection. Easy access to I-575 which traffics over 81,307 vehicles per day.
- Operates in an affluent submarket with average household income over \$112,617 within 1-mile radius: which is double that of Georgia's average.

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JOHN HARRISON
 President | Brokerage Division
 404.384.3330
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HARRISON PROPERTIES

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	Available	4,015 SF	NNN	\$16.00 SF/yr

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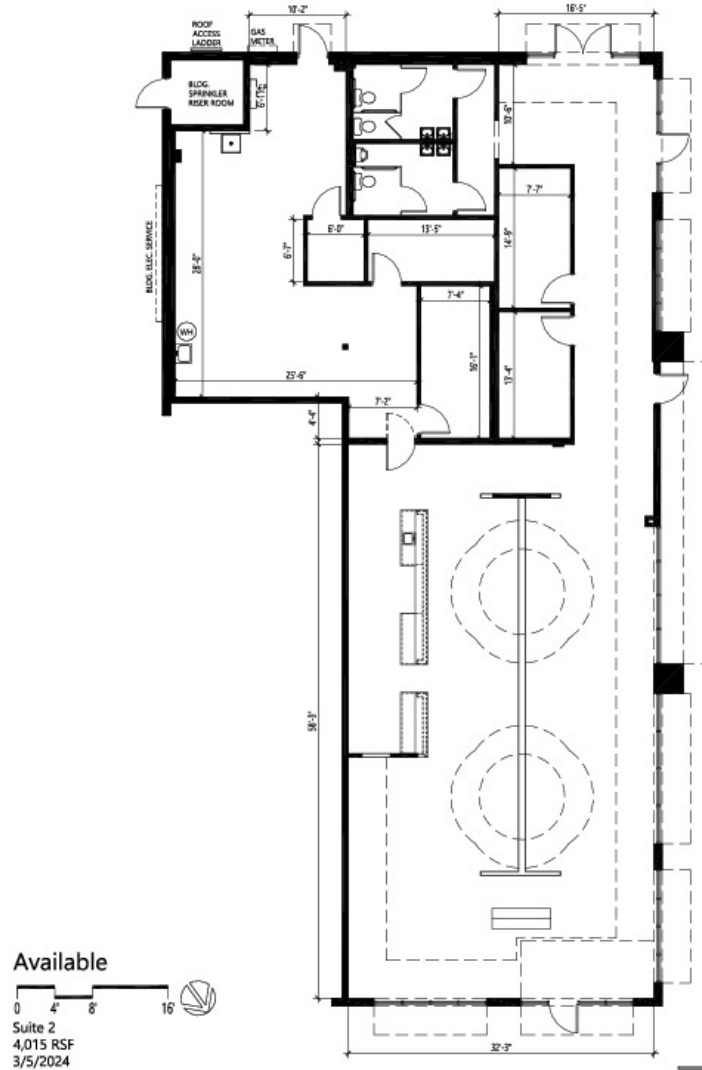
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HARRISON PROPERTIES
RETAILER MAP



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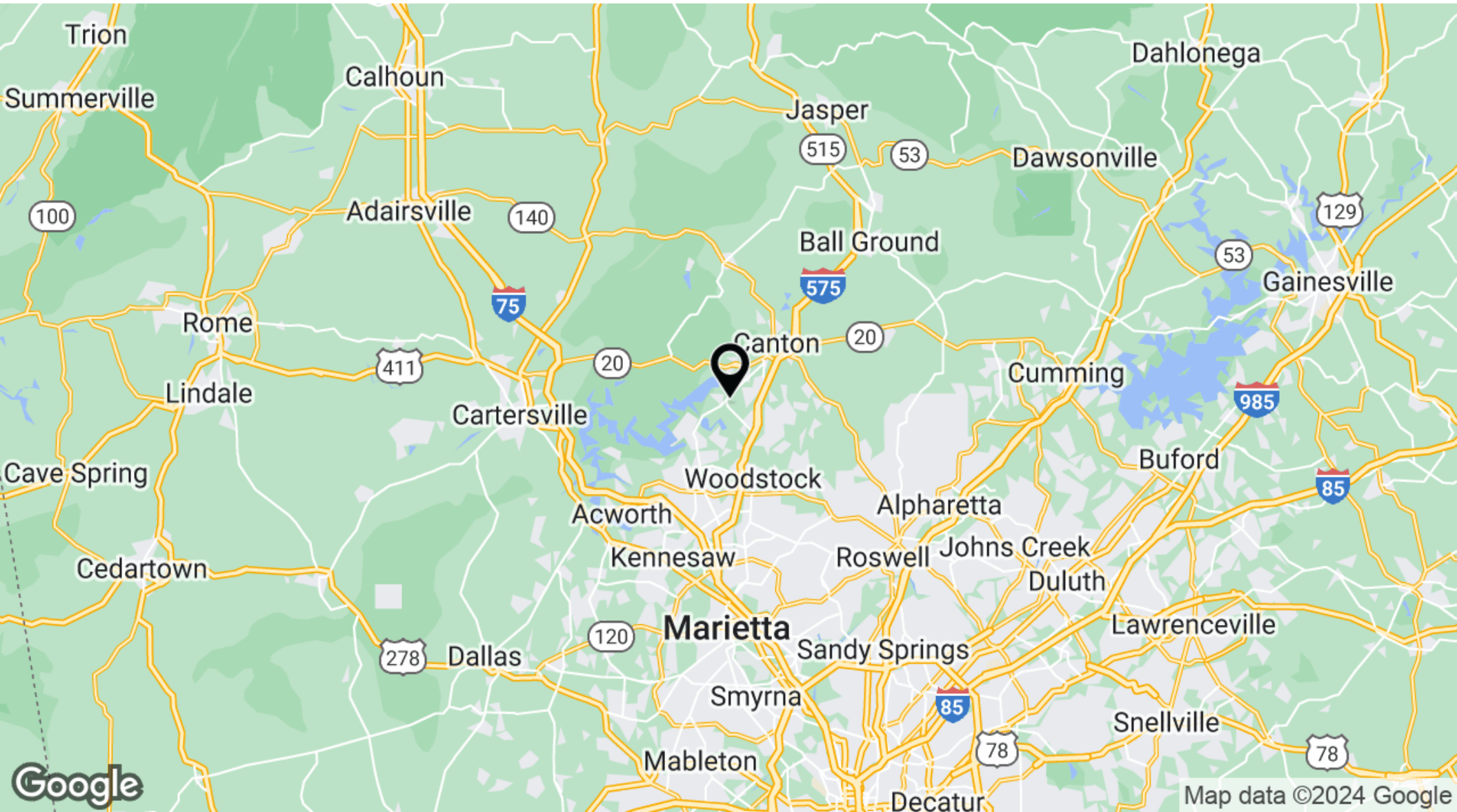
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LOCATION MAP



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ADDITIONAL PHOTOS



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