

RETAIL SPACE FOR LEASE

Hickory Flat Commons

6764-6776 Hickory Flat Highway Canton, GA



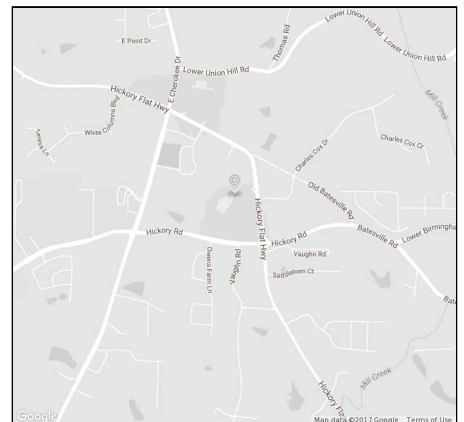
SUITES AVAILABLE FROM 1,500 TO 1,922 SF



Property Highlights

- » 115,000-square-foot* power center anchored by Kroger.
- » Strategically positioned in the Cherokee County/Canton corridor between I-575 and GA 400, which is one of the most affluent areas in the Atlanta MSA.
- » Limited competition exists in the area, with only one other grocery-anchored center within a three-mile radius.
- » Constructed in 2008, the center features attractive brick facades, prominent signage and easy access from Hickory Flat Highway (SR 140).

*Approximate.



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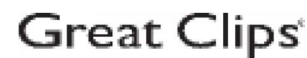
Property Lineup and Square Footage

Available	1,500 SF	NT Nails	1,500 SF	Kroger	78,846 SF	Dos Margaritas	4,000 SF
Available	1,922 SF	Benchmark Physical Therapy	1,800 SF	Fashion Below 10	2,920 SF	Anytime Fitness	6,000 SF
Platinum Cleaners	1,500 SF	Play! Music and Art	1,500 SF	Little Caesar's Pizza	1,400 SF	Total	114,045 SF
Mathnasium	1,514 SF	20 Dollar Chiropractic	1,230 SF	HF Provisions LLC	1,400 SF		
Great Clips	1,200 SF	Mizu Asian Bistro	3,270 SF	Old Country Place	2,543 SF		

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VER
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NYSE

Anchors



Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2016 Estimated Population:	868	19,936	56,913
2016 Estimated Daytime:	419	6,663	27,067
2016 Estimated Households:	333	9,299	18,889
2016 Estimated Avg. Household Income:	\$ 122,563	\$ 109,480	\$ 104,466

Not to scale. *NOT A PART. **Source: ESRI.

Owned by Cole Credit Property Trust IV, Inc. and Managed by VEREIT, Inc