

# RETAIL BUILDING FOR SALE OR LEASE

Hickory Flat, Cherokee County, Georgia

## Property Features:

- \* Located on Pin Corner of Hickory Flat Commons, Kroger Anchored Shopping Center
- \* 2,700 Square Foot, Single Story, Furnished, Former Bank Building
- \* Three Drive-Thru Lanes
- \* Drive-Up ATM
- \* Zoned General Commercial
- \* Cherokee County Sewer
- \* Signalized Intersection of Hickory Flat Highway (SR 140) and Hickory Road
- \* Excellent Visibility & Access from Hickory Road and SR 140
- \* Affluent Trade Area
- \* Hickory Road Extension to the East Now Open



**CONNOLLY**

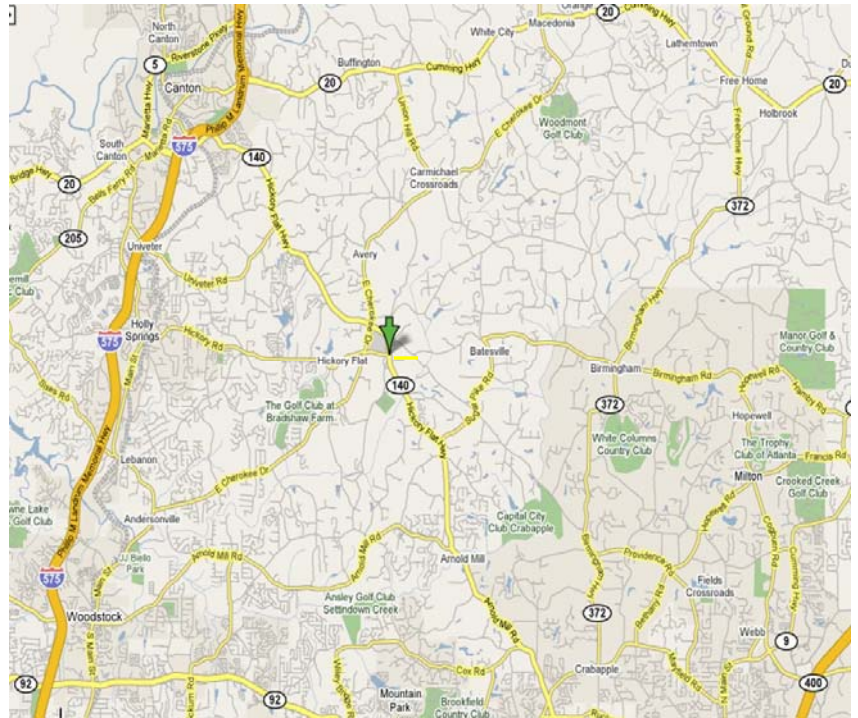
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**Demographics (2009):**

	<b>3 Mile</b>	<b>5 Mile</b>
Population*	20,836	52,225
Avg. HH Income**	\$110,730	\$105,296

\*=Business Information Technologies, Inc.  
 \*\*=CoStar



Hickory Flat Commons  
 Cherokee County, Georgia

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 December 2008



Vaughn Road

Hickory Road

Hickory Flat Highway  
 (SR 140)

Proposed



NH  
 NORTHWESTERN  
 MEDICAL OFFICES

BRU  
 STERS  
 and more

Chevron

Fitness Center

Kroger FUEL

Kroger

TRACTOR SUPPLY CO.

Outlet 3  
 1.01+ acres

Outlet 1  
 1.29+ acres

Outlet 2  
 1.12+ acres

Site