

THE SHOPS AT HICKORY FLAT

6124 Hickory Flat Hwy | Canton, GA 30115



1,750 SF 2ND GEN RESTAURANT SPACE

FOR LEASE

MATTHEWS™

EXCLUSIVELY LEASED BY



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Associate

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MATTHEWS™



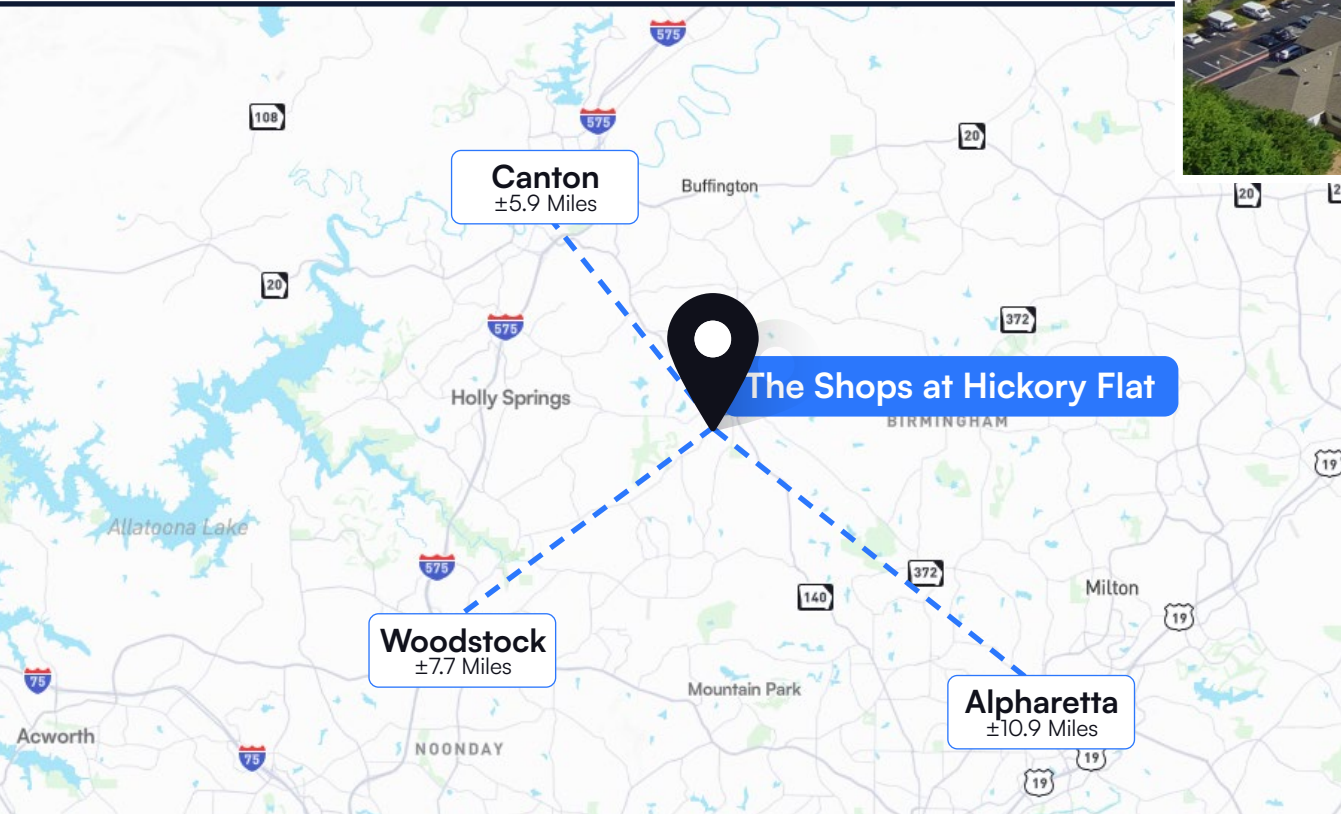
CANTON, GEORGIA

±40%

Cherokee County Population Growth Since 2010

Canton, Georgia, combines convenient access to Metro Atlanta via Interstate 575 with the appeal of a well-established suburban community. As the county seat of Cherokee County, the city continues to attract new residents, employers, and investment through expanding residential development, a strong local economy, and a growing commercial base.

Hickory Flat is one of Cherokee County’s fastest-growing unincorporated communities, located along GA Hwy 140 connecting Canton to Roswell, Alpharetta, and GA-400. Sustained growth, anchored by thousands of new homes and major retailers including Publix and Kroger, continues with new developments such as Hayloft Holly Springs and Hickory Flat Village currently under construction.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	10-MILE
2025 Population	4,204	25,775	358,703
Annual Growth 2020-2025	3.2%	2.0%	1.3%
HOUSEHOLDS	1-MILE	3-MILE	10-MILE
2025 Households	1,395	22,629	126,366
Annual Growth 2020-2025	2.8%	2.1%	1.7%
INCOME	1-MILE	3-MILE	10-MILE
Avg Household Income	\$145,255	\$156,865	\$151,519





PROPERTY HIGHLIGHTS

Rare End Cap with Patio + Drive Thru

Prime Retail Location

Strategically positioned along Hickory Flat Highway directly across from the Publix-anchored Hickory Flat Village, benefiting from excellent visibility, accessibility, and strong consumer traffic.

High-Growth Market

Located in Cherokee County, Georgia's fastest-growing county among counties with populations exceeding 200,000 residents, providing long-term demographic and economic growth fundamentals.

Established Retail Synergy

Benefits from a complementary tenant mix, including Johnny's New York Pizza, Taco Macho, and Touché Nails & Spa, creating consistent customer traffic and enhancing the property's overall retail appeal.

4,000+
Students Within
One Mile

\$156,865+
Average Household
Income Within 3 Miles

1,500+
Housing Units
Developed Within 1.5
Miles Since 2018

Hickory Flat on the Rise

Opened in 2025

Coming Soon!



Hickory Flat Hwy ± 18,200 VPD



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MATTHEWS™

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