

The
MILL
////
ON ETOWAH

HONORING *H*ISTORY

*W*ith over 160 miles flowing through North Georgia and boasting paddling, fishing, parks, and trails - the Etowah River is a natural treasure trove of history, leisure, recreation and biodiversity. For hundreds of years the river served as the lifeline for thriving native populations and later helped power and sustain the industries and towns-turned-cities that would follow in their wake.

One such town is Canton, Georgia - original home of Canton Denim and the various cotton mills that worked to produce the once sought after fabric and garments. Vacant now for decades, The Mill on Etowah is once again set to be a thriving center of community, recreation, hospitality and more.

Be a part of Canton's bright future while helping to honor a signature part of its past. Prime retail, office and flexible space is available but limited.

www.etowahmill.com

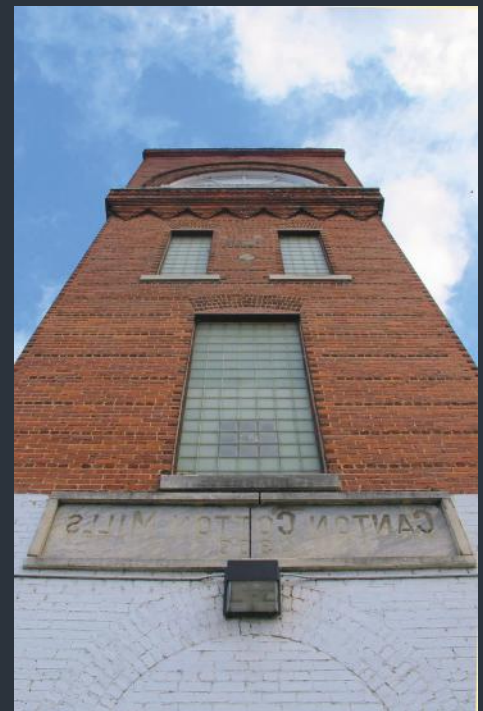




THE MILL ^{ON} ETOWAH

225 REFORMATION PKWY, CANTON, GA 30114

HONORING *H*ISTORY



The
MILL
 ON **ETOWAH**

The SITE



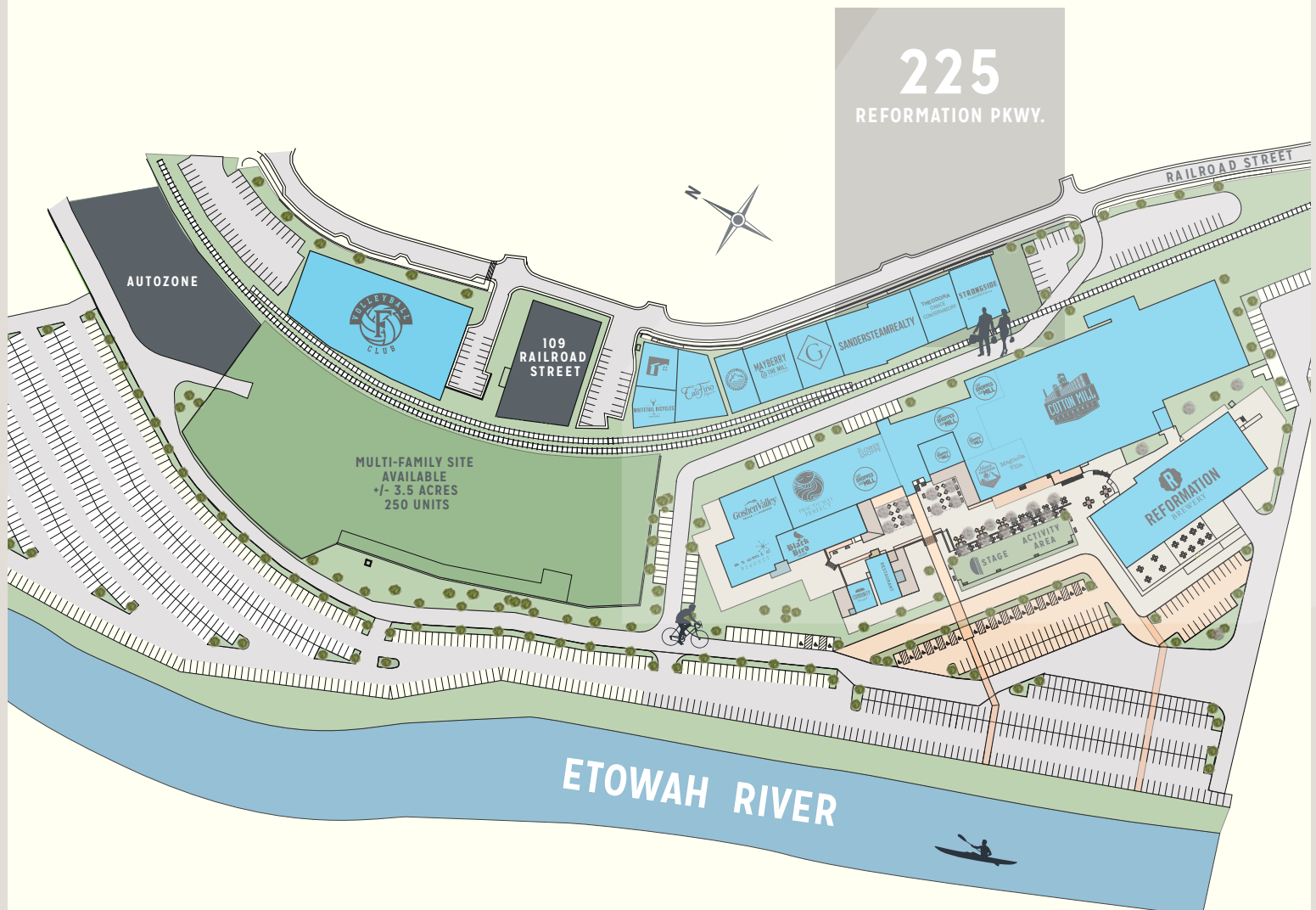
A SMALL TOWN, WITH A LOT TO OFFER

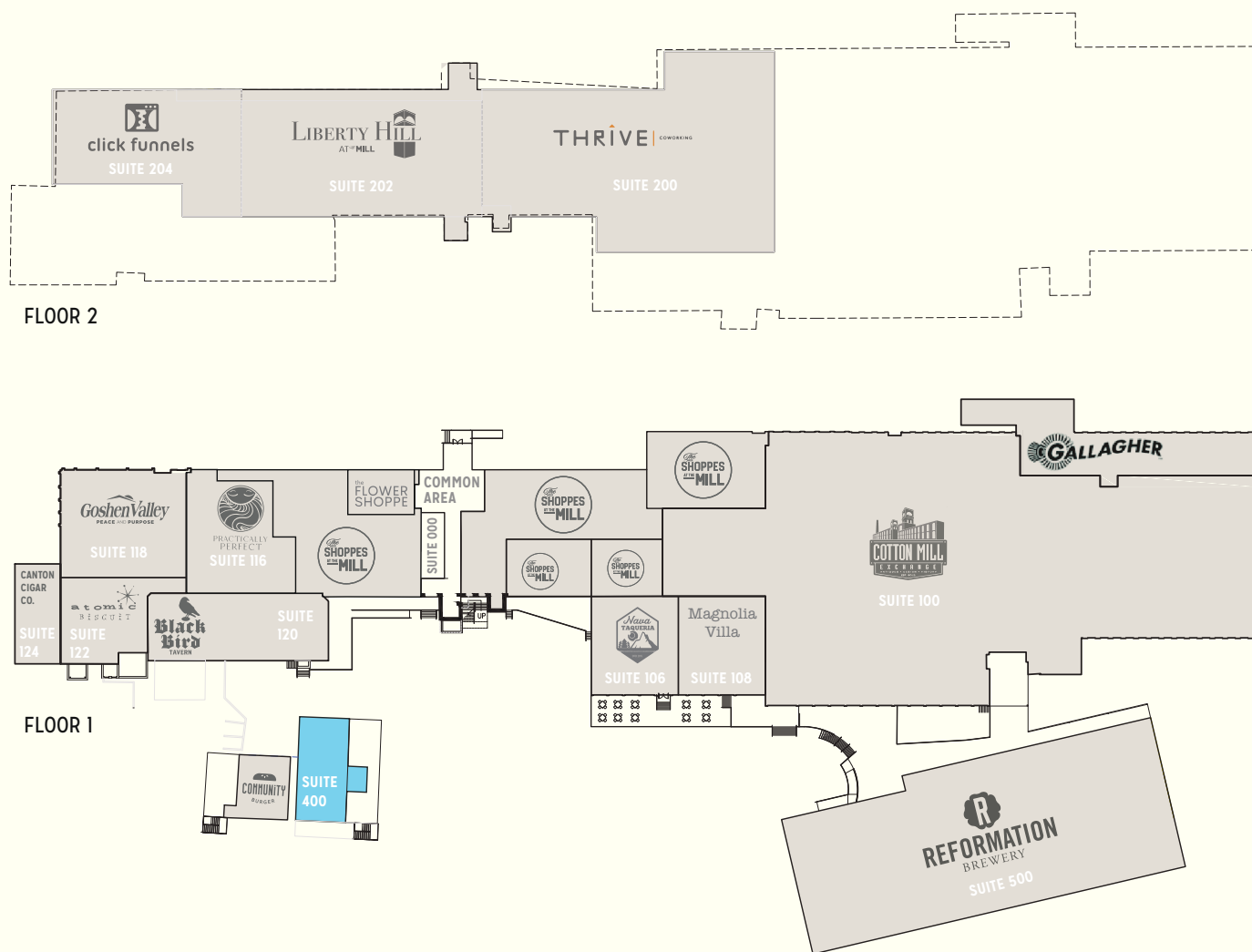
- Beautiful, historic setting on the Etowah river
- Immediate access to interstate
- Walking distance to downtown Main Street, Canton
- Less than one hour from ATL Hartsfield-Jackson and 40 minutes from downtown Atlanta
- Restaurants, retail, performance venues and Reinhardt college nearby
- Outdoor recreation including fishing, kayaking, golfing, and premier mountain biking with ever-Increasing trail system to connect them all
- City and county-wide events all year
- Situated in one of the country's best small towns in the south's fastest growing county.

A SPACE LIKE NO OTHER

Nestled alongside the Etowah River in historic Canton, Georgia, The Mill On Etowah is the perfect place to do business in a growing and vibrant community unlike any other. Canton is a growing city that maintains a heart for the tradition of the region - bringing together historic preservation of the past and a focus on the opportunities of the future.

Featuring over 300,000 square feet of historic buildings have been restored and reclaimed - including schools, textile mills, and the famous Jones Mercantile building - there is always something new to learn and experience in downtown Canton. A growing startup and business hub brings economic opportunities and growth to the region. Surrounding this growing community is the beauty of the Etowah River region, featuring a vibrant Parks and Rec system and endless opportunities for family fun. The Mill On Etowah is proud to call this incredible region home!

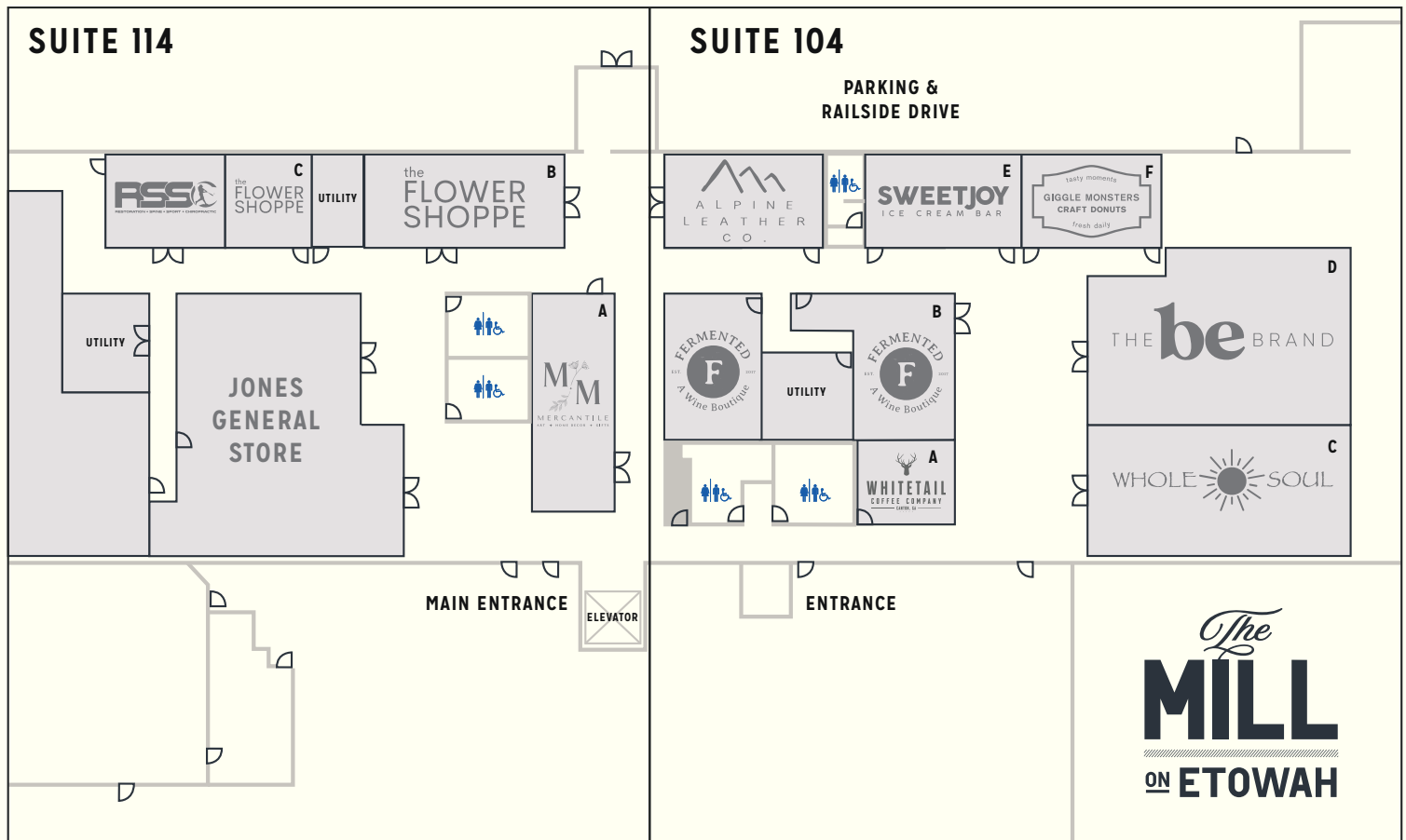




SUITE	TENANT	SF
100	COTTON MILL EXCHANGE	48,459
101	GALLAGHER	3,000
102	BE BRAND	2,500
104	LEASED	----
106	NAVA TAQUERIA	4,000
108	MAGNOLIA VILLA	2,785
114	LEASED	----
116	PRACTICALLY PERFECT SALON & SPA	5,000
118	GOSHEN VALLEY	6,000
124	CANTON CIGAR COMPANY	2,000
120	BLACKBIRD TAVERN	5,010
122	ATOMIC BISCUIT	2,975
200	THRIVE COWORKING	19,000
202	LIBERTY HILL UMC	12,000
204	CLICK FUNNELS	4,900
300	COMMUNITY BURGER	1,200
400	RESTAURANT AVAILABLE	4,100
500	REFORMATION BREWERY	20,000

LEGEND	
VACANT	
LEASED	

225
REFORMATION PKWY.



- Common area restrooms
- Gross rent with utilities included
- 20% common area/s factor



LEGEND

VACANT

LEASED

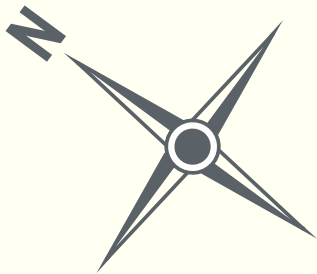
SUITE 114

SUITE	USABLE SF	RENTABLE SF
A	M&M Mercantile	-----
B	The Flower Shoppe	-----
C	The Flower Shoppe	-----
D	Restoration Spine & Chiro	-----
E	Jones General Store	2,328

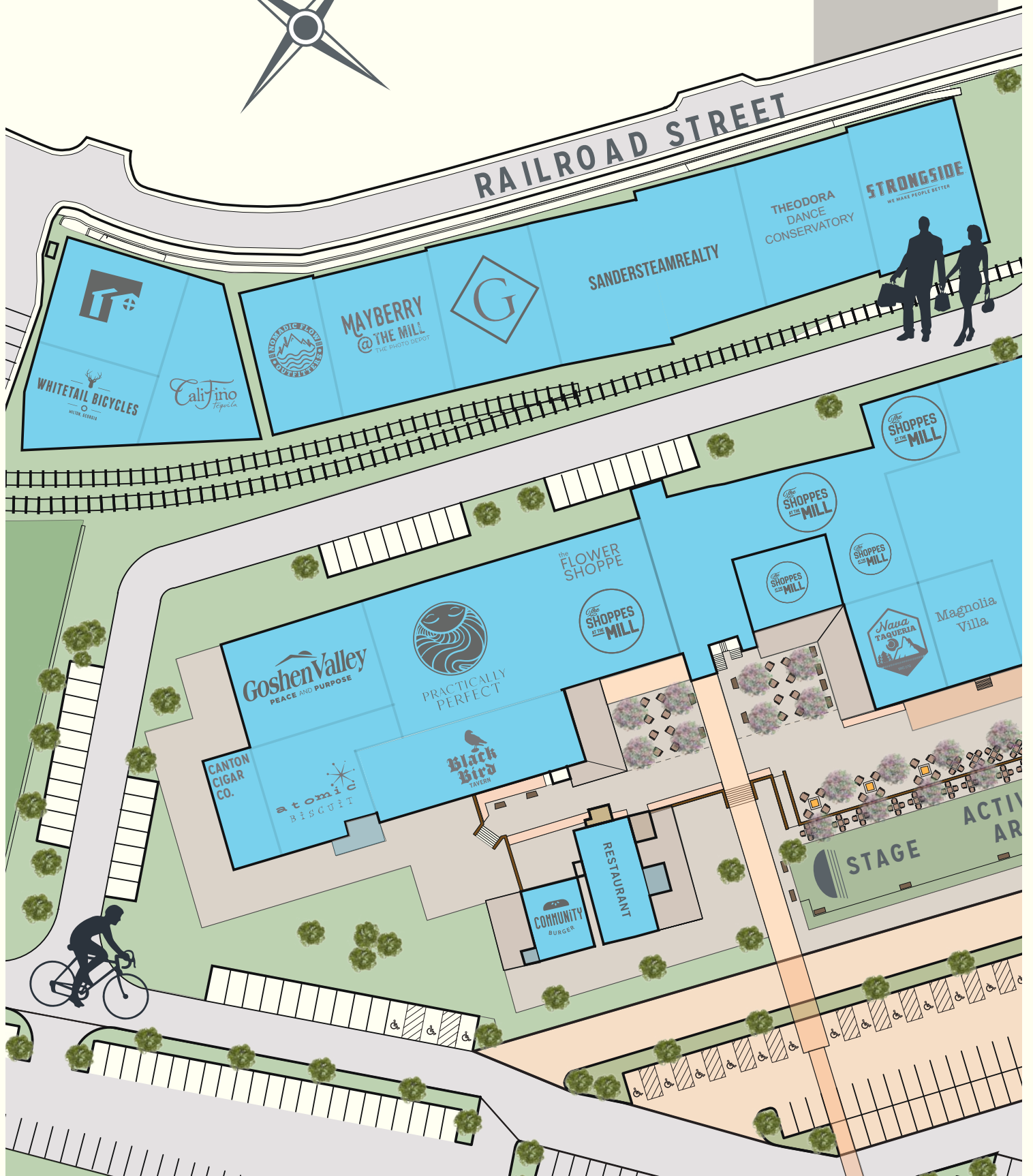
SUITE 104

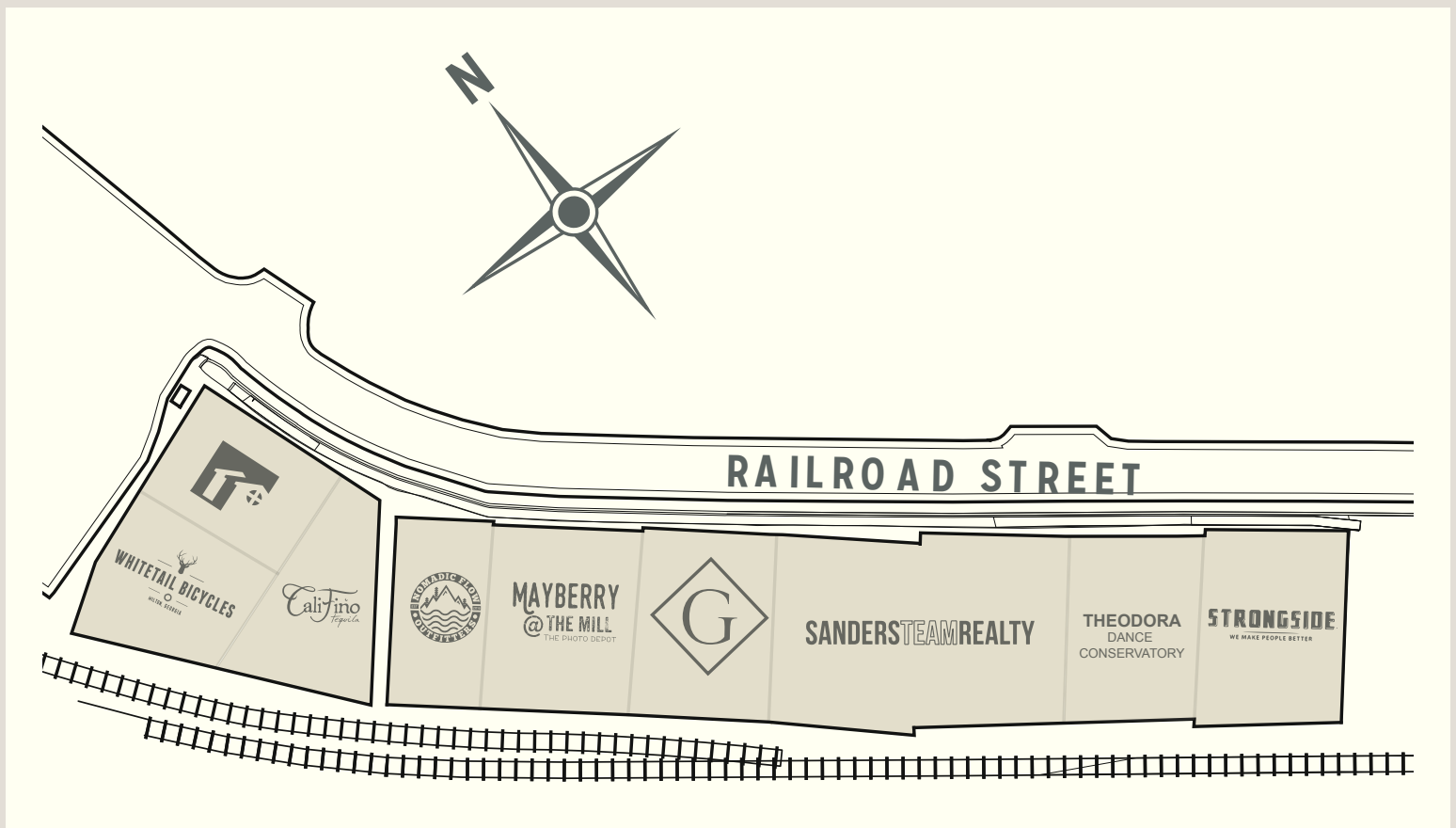
SUITE	USABLE SF	RENTABLE SF
A	Whitetail Coffee	-----
B	Fermented	-----
C	Whole Soul	-----
D	The Be Brand	-----
E	Sweet Joy Ice Cream	-----
F	Giggle Monsters Craft Donuts	-----
G	Alpine Leather Co.	-----

141
RAILROAD
STREET



RAILROAD STREET

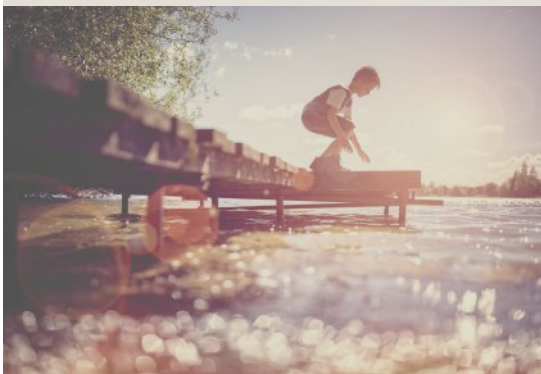




SUITE	TENANT	SF
112	STRONGSIDE FITNESS	5,172
113	THEODORA DANCE CONSERVATORY	4,741
114	SANDERS TEAM REALTY	10,000
115		
116	GUNNIN LAND SURVEYING	4,713
117	MAYBERRY @ THE MILL	5,188
118	NOMADIC FLOW	3,255
119	CALIFINO TEQUILA	4,106
120a	WHITETAIL BICYCLES	3,250
120b	HOMEOWNERS FINANCIAL GROUP	3,000

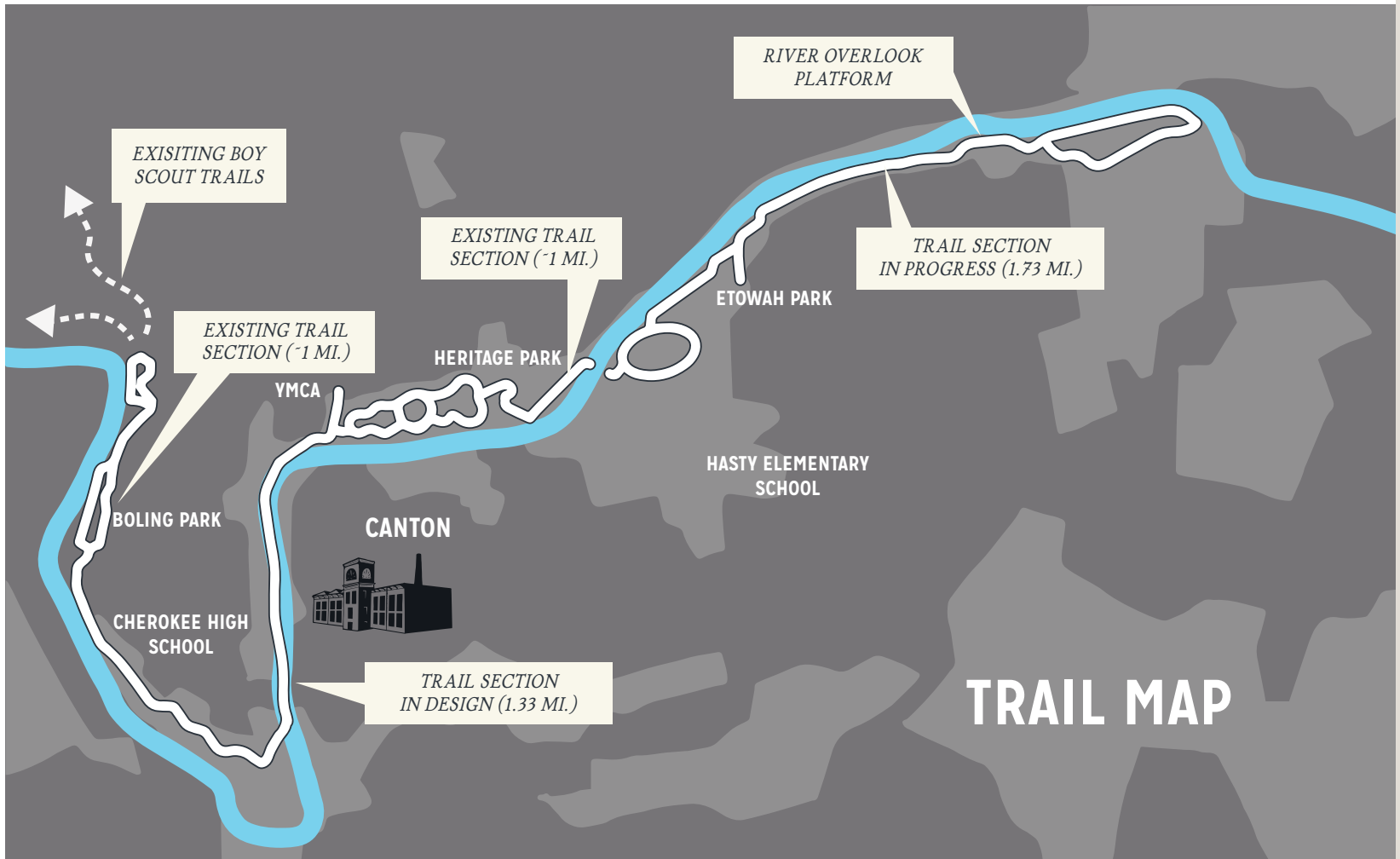
LEGEND	
 	VACANT
 	LEASED

141
RAILROAD
STREET





RIVER/PARKS/TRAILS



PARKS & REC STATS

The pride and joy of Canton, Georgia is the copious amounts of outdoor space and recreation opportunities. Bring the family out to enjoy one of over 15 beautifully maintained parks, and break a sweat on one of the many trails and greenways throughout the city. As a community that has a passion for the great outdoors, Cherokee County is proud to feature some of the best recreation areas in the region, including 20 parks and 3 indoor facilities across 2,443 acres plus disc golf, dog parks, in-line hockey rink, pickleball courts, and more!

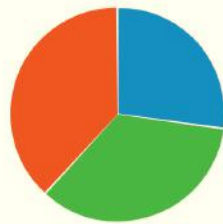
Being located along the Etowah River, Canton is proud to feature an extensive trail system that is perfect for families and adventure-seekers. Come and experience the incredible outdoor spaces offered in the region, and see why so many are flocking to Canton to make the region the place for their homes and businesses!

41 Miles of Trails
 27 Athletic Fields
 22 Tennis Courts
 40 Baseball Diamonds
 17 Playgrounds

CHEROKEE COUNTY AT A GLANCE

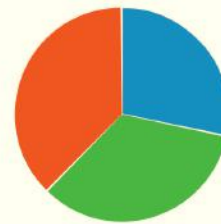
The Mill on Etowah is proud to make its home in beautiful Cherokee County Georgia. Come and experience the excitement for yourself! Cherokee County is the fastest-growing region in the Atlanta area, with over \$900 million in capital investments bringing the best in restaurants, entertainment, and recreational development. Year after year Cherokee County has won recognition as a perfect place for business, play and family life to come together. From the award-winning school systems to some of the country's most cutting edge technology firms and startups, there are opportunities for everyone to be found in Cherokee County. Come and experience the excitement of a growing city scene, the beautiful green spaces, and trails offered by the Etowah River, and stay for a night out on the town with some of the best food and entertainment in the south! Once you experience a day in Cherokee County, you will understand why so many choose to live in this area, and what the secrets the county may have in store for you!

Entertainment(2018)



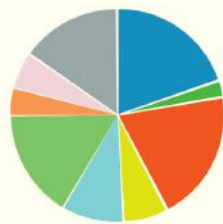
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$4,372	\$1,645,088
Fees And Admissions	\$1,187	\$446,942
Video And Audio Equipment	\$1,515	\$570,217
Recreational Equipment And Supplies	\$1,668	\$627,928

Entertainment(2023)



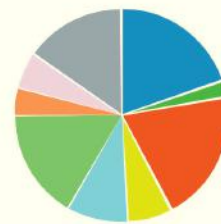
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$4,839	\$1,947,100
Fees And Admissions	\$1,367	\$550,035
Video And Audio Equipment	\$1,653	\$665,214
Recreational Equipment And Supplies	\$1,818	\$731,851

Gifts(2018)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$2,089	\$786,059
Gifts Of Apparel	\$414	\$155,934
Gifts Of Apparel Accessories	\$52	\$19,792
Gifts Of Education	\$418	\$157,355
Gifts Of Recreation	\$141	\$53,381
Gifts Of Food And Beverages	\$194	\$73,122
Gifts Of Household Furnishings And Equipment	\$342	\$128,712
Gifts Of Household	\$88	\$33,169
Gifts Of Transportation	\$115	\$43,538
Gifts Elsewhere Unspecified	\$321	\$121,054

Gifts(2023)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$2,392	\$962,797
Gifts Of Apparel	\$474	\$190,822
Gifts Of Apparel Accessories	\$60	\$24,239
Gifts Of Education	\$478	\$192,569
Gifts Of Recreation	\$162	\$65,351
Gifts Of Food And Beverages	\$222	\$89,472
Gifts Of Household Furnishings And Equipment	\$392	\$157,746
Gifts Of Household	\$100	\$40,512
Gifts Of Transportation	\$133	\$53,733
Gifts Elsewhere Unspecified	\$368	\$148,355

CURRENT TENANTS



A Canton, Georgia favorite, Reformation Canton is a brewery production foundry located at The Mill on Etowah. Reformation Brewery features several great experiences, including tours, a tasting room, private event space, and an outdoor beer garden featuring the beauty of the Etowah



The Mill on Etowah is proud to feature Cotton Mill Exchange - a unique retail shopping experience found within the century-old brick wall of the mill. Featuring home design and antique shopping, you never know what treasure or inspiration you may discover at the Cotton Mill Exchange!



As part of the growing business and startup culture in Canton, Thrive Coworking offers dedicated and shared workspaces designed for all types of professionals. Thrive Coworking prides itself on offering a new way to work and build community through shared experiences in a professional and inspiring space. Looking for your next meeting place or need to get some focused work done? Check out Thrive Coworking!

