

# FLEX OFFICE / WAREHOUSE SPACE

195 Stockwood Drive Units 100, 110, 120, Woodstock, GA 30188



## PROPERTY DESCRIPTION

TFLEX OFFICE / WAREHOUSE SPACE 100, 110, 120 Stockwood Drive, Woodstock, GA 30188 Located in the bustling and sought-after area of Woodstock, this versatile flex office and warehouse space is now available for sale. With a total size of 3,600 square feet, this property offers endless possibilities for businesses of all types. Featuring a spacious warehouse with three convenient drive-in roll-up doors, this space can easily accommodate a variety of uses. Additionally, it can be subdivided into three separate units, each measuring approximately 1,200 square feet, providing flexibility for multiple tenants or a single business. Conveniently located near Downtown Woodstock and Marietta, and with easy access to major highway 575, this property benefits from high visibility and accessibility to a large population base. The surrounding area boasts strong demographics, with a total population of over 174,000 people within a 5-mile radius, and an average household income exceeding \$100,000. Don't miss out on this incredible investment opportunity. Contact us now to learn more about this flex office and warehouse space located at 100, 110, 120 Stockwood Drive, Woodstock, GA 30188. Scan QR code for Virtual Tour.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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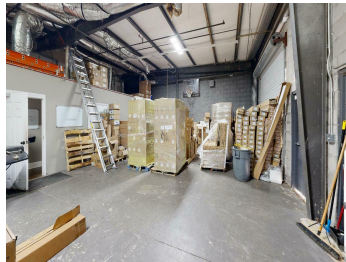
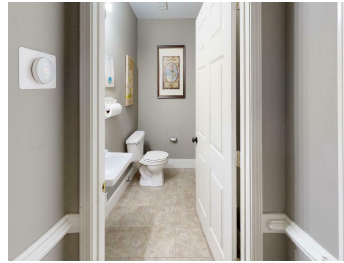
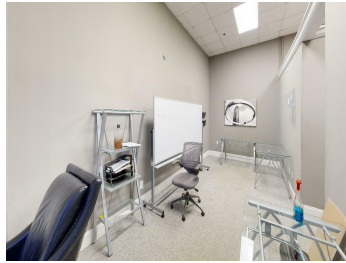
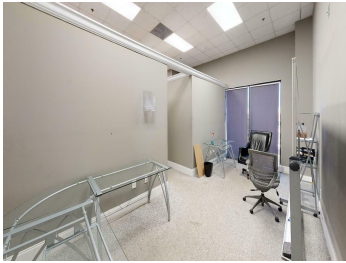
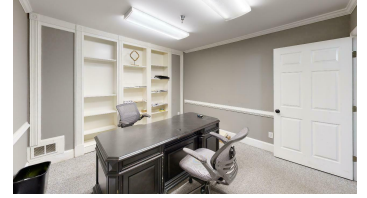
**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

Each Office Independently Owned and Operated

**OFFICE FOR SALE**

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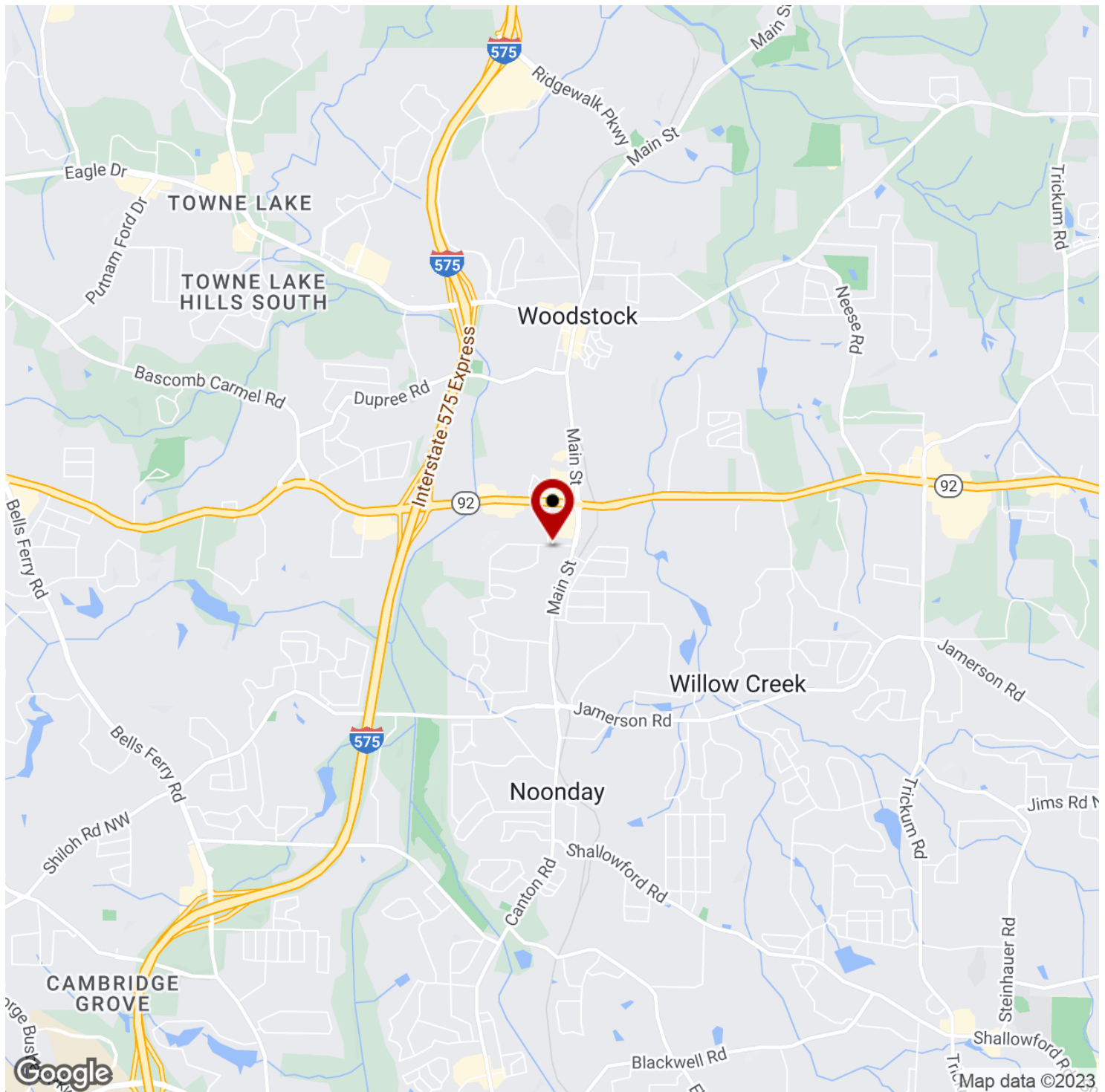
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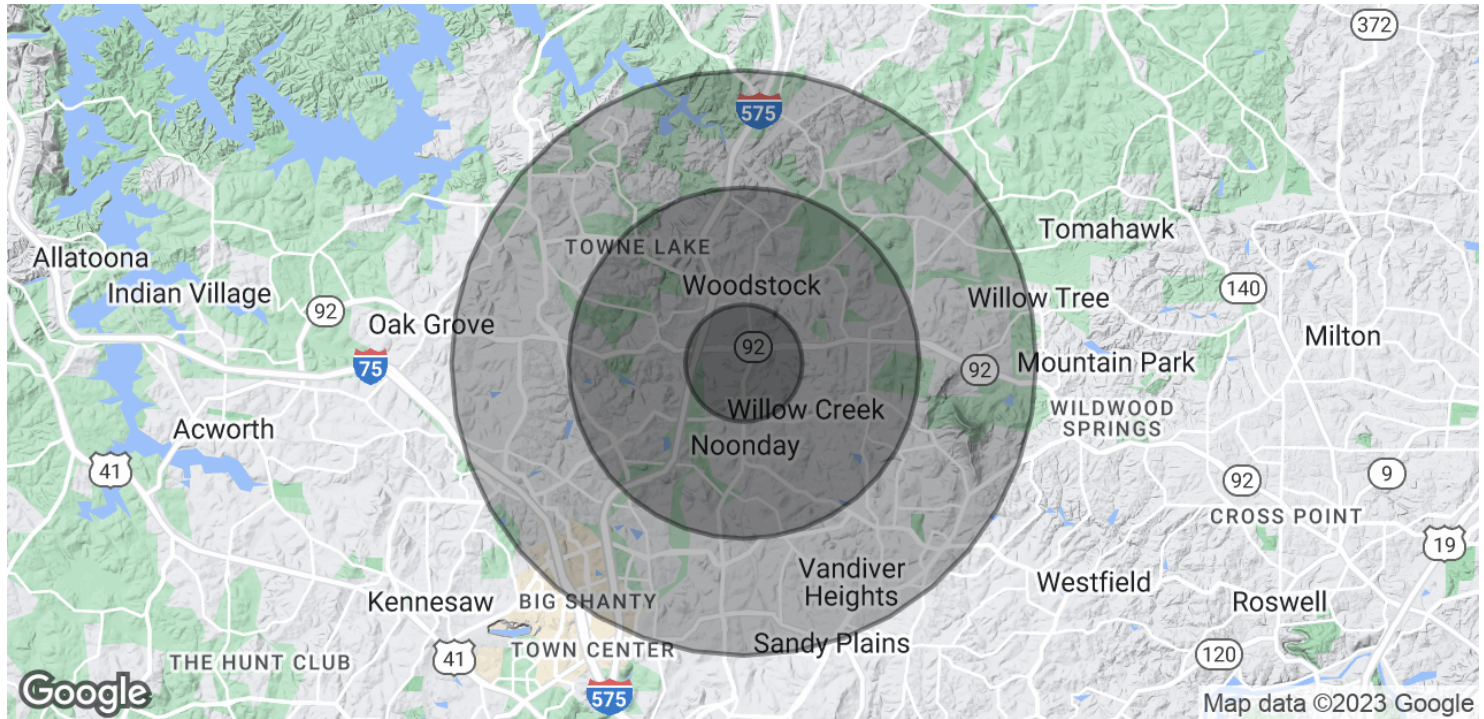
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 6,097     | 65,253    | 174,976   |
| Average Age          | 39.1      | 38.2      | 39.0      |
| Average Age (Male)   | 34.8      | 34.9      | 37.3      |
| Average Age (Female) | 41.3      | 39.5      | 39.8      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,605     | 24,891    | 66,828    |
| # of Persons per HH  | 2.3       | 2.6       | 2.6       |
| Average HH Income    | \$82,881  | \$94,741  | \$100,582 |
| Average House Value  | \$269,260 | \$258,208 | \$259,672 |

\* Demographic data derived from 2020 ACS - US Census

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