

REDUCED !!! FOR SALE

RETAIL / OFFICE WITH APARTMENT ON CORNER IN DOWNTOWN WOODSTOCK

9010 Main Street, Woodstock, GA 30188



PROPERTY DESCRIPTION

High Traffic Property Located In The Thriving Downtown City Of Woodstock. Currently Operates As A Retail Store And Contains A One Bedroom/1.5 Bath Residential Apartment. Ample Parking Front, Side And Rear. Double Road Frontage Spanning 90' On Main Street Woodstock And 150' On Barnsdale Terrace. Additionally, The Property Is Easily Accessible By Main Street And Has Sidewalk Access. Large Grandfathered Monument On Main Street. Retail Sf Is 3202. Storage Sf Is 836. Apartment Sf Is 880. Deck Is 174 Sf. Property Is Currently On Septic But Can Be Easily Connected To Sewer At Back Of Property. Zoned DT-RO, Downtown District: Residential/Office By The City Of Woodstock. Many Approved Uses: Retail, Restaurant, Office, Spa, Multifamily, Residential.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	2
Lot Size:	0.31 Acres
Building Size:	4,918 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,143	62,524	194,838
Total Population	7,105	164,759	514,623
Average HH Income	\$79,660	\$101,598	\$109,527

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.

DEEDEE VERES
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GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

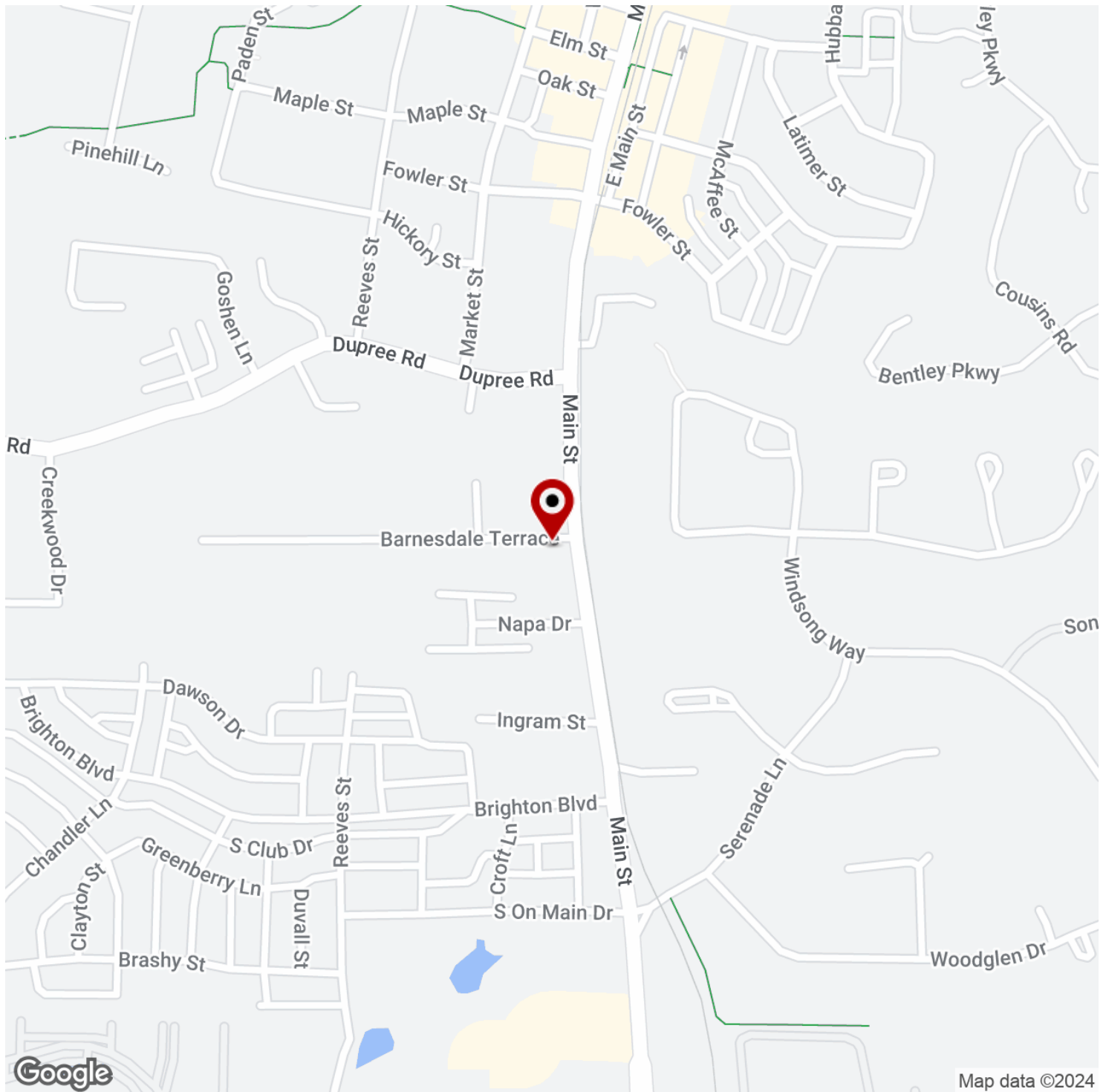
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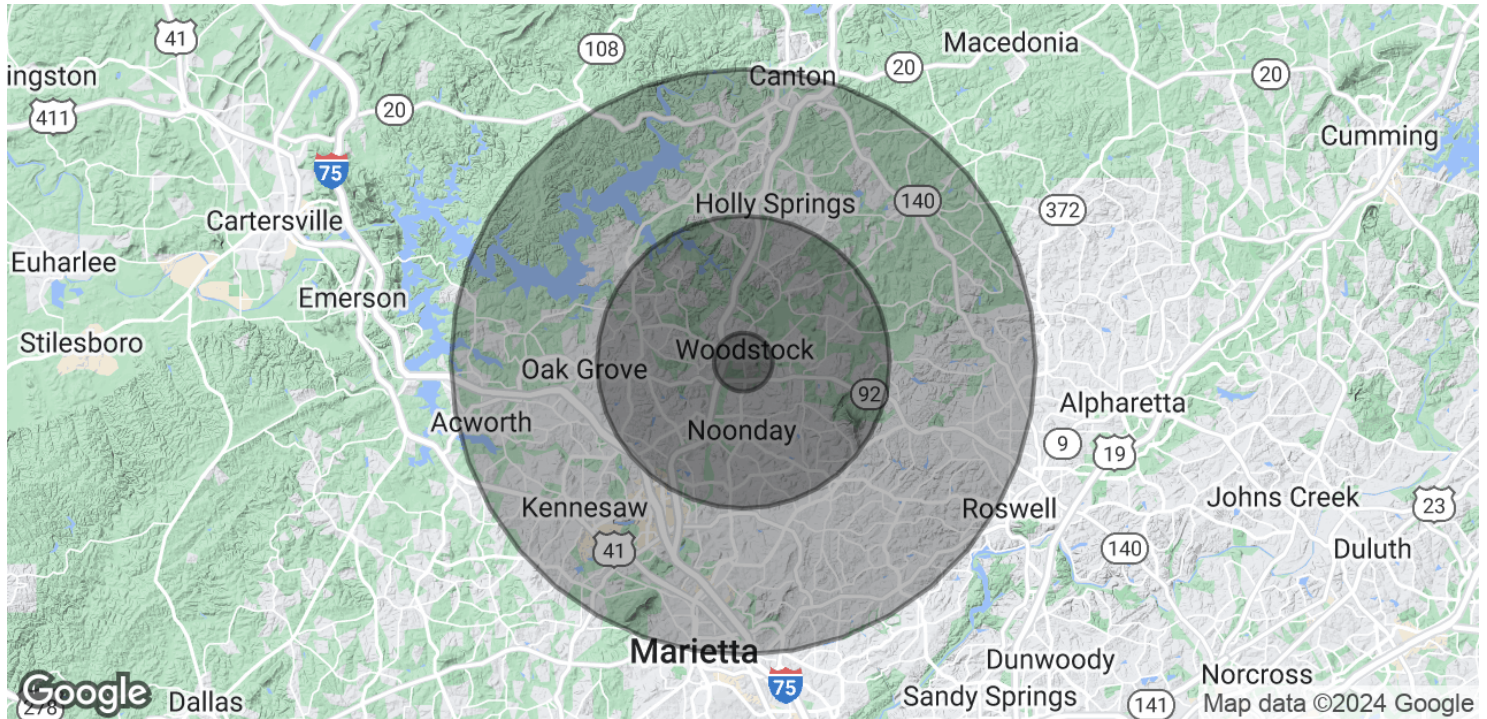
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,105	164,759	514,623
Average Age	34.7	39.5	39.6
Average Age (Male)	31.4	37.5	38.1
Average Age (Female)	36.4	40.1	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,143	62,524	194,838
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$79,660	\$101,598	\$109,527
Average House Value	\$276,917	\$266,047	\$293,430

* Demographic data derived from 2020 ACS - US Census

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