

**OFFICE FOR SALE**

# 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. Asking Price \$525,000.00



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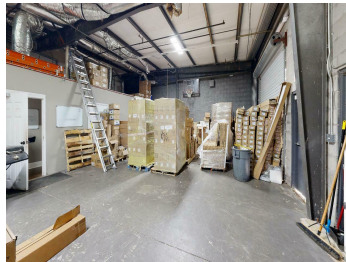
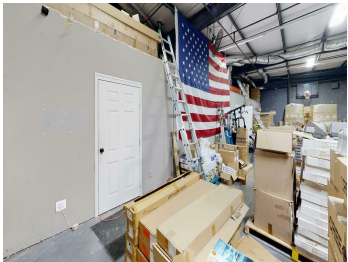
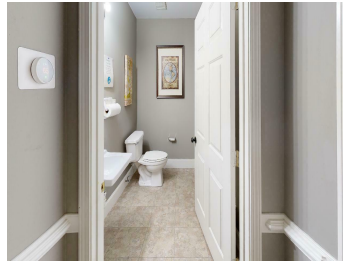
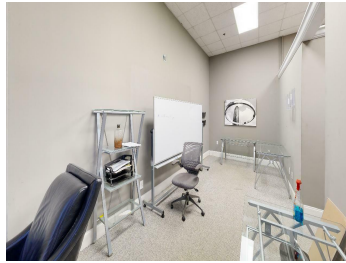
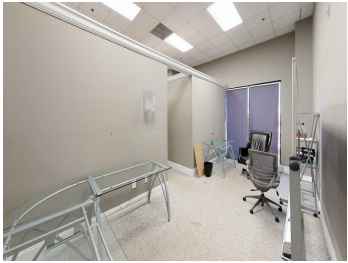
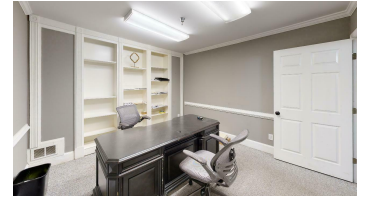
**KW COMMERCIAL**  
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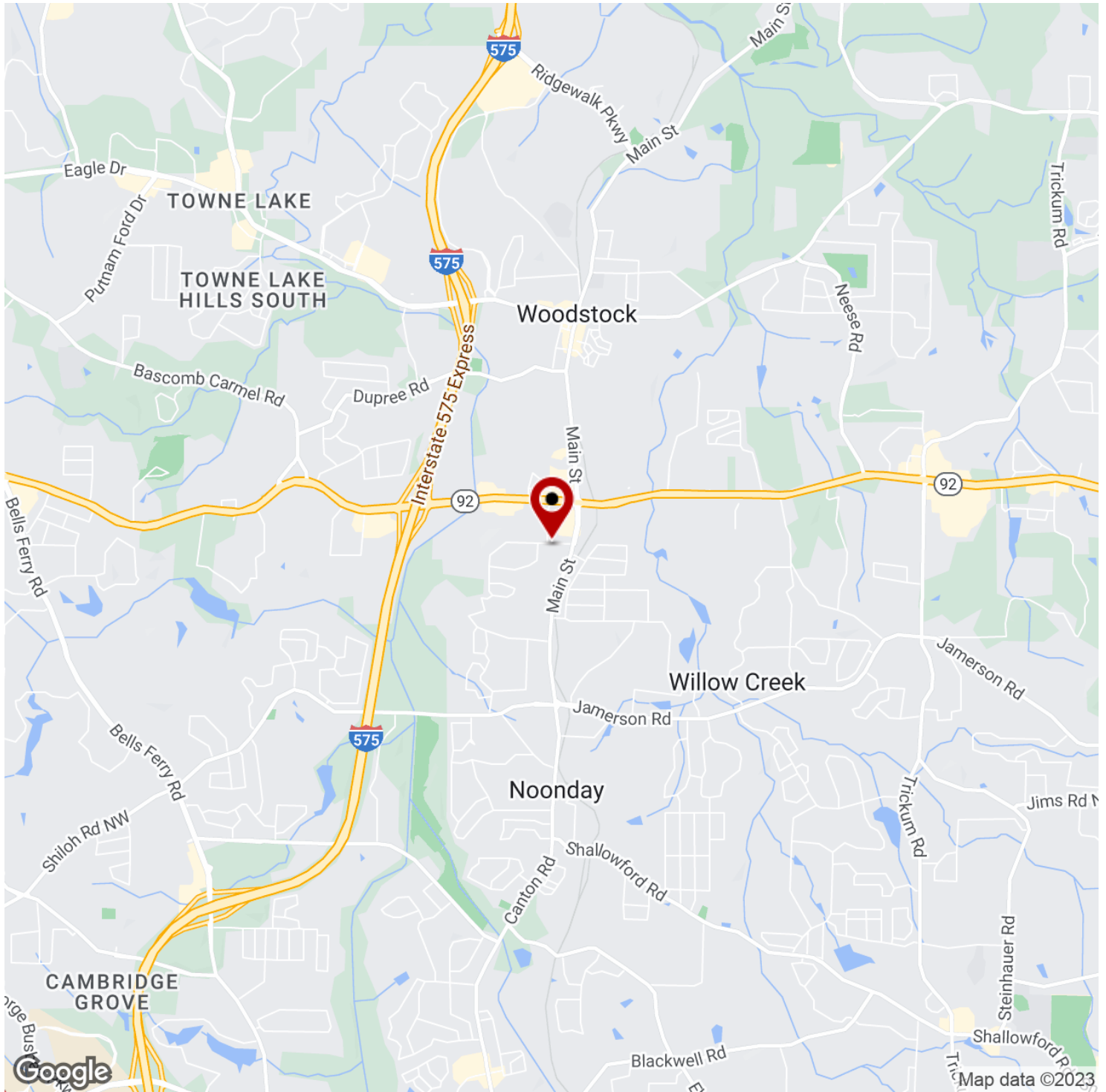
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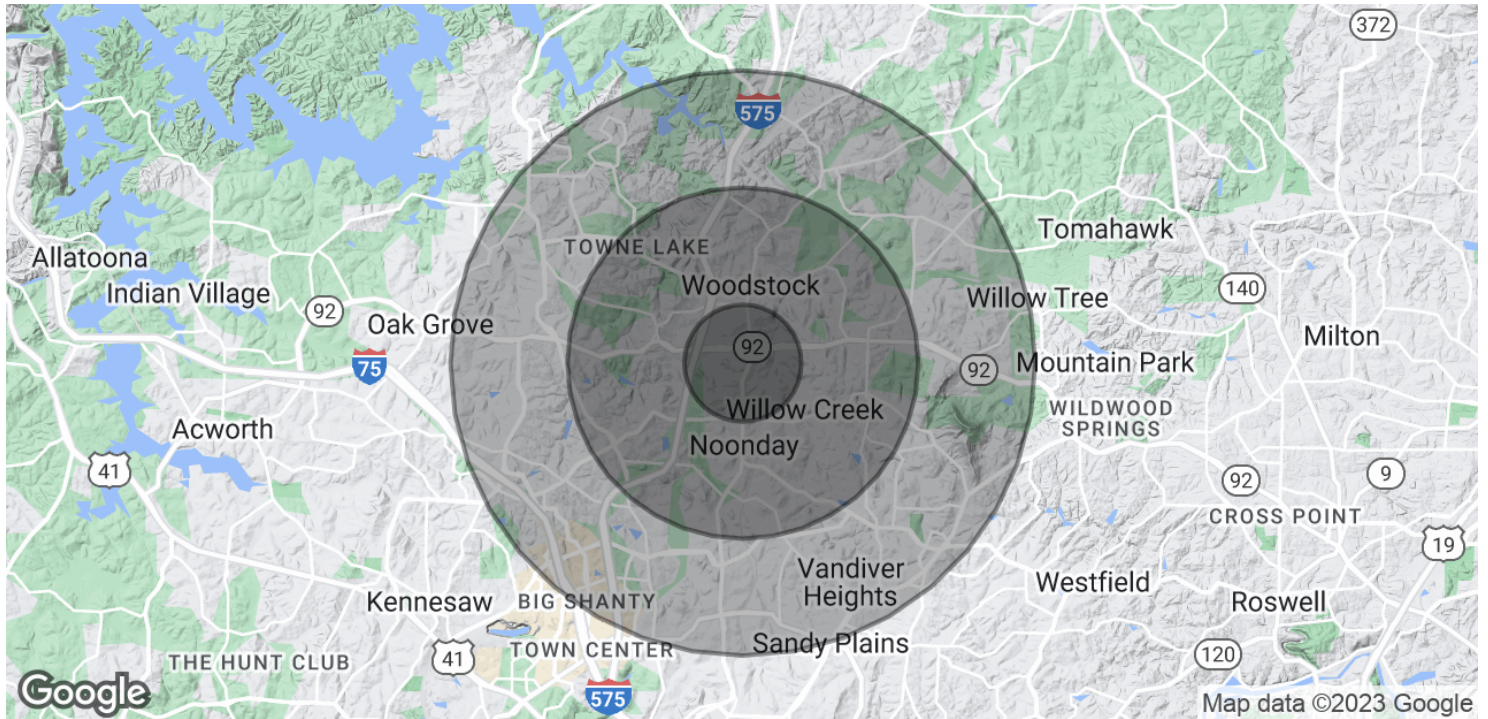
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,097	65,253	174,976
Average Age	39.1	38.2	39.0
Average Age (Male)	34.8	34.9	37.3
Average Age (Female)	41.3	39.5	39.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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