

RETAIL FOR SALE

HIGH VISIBILITY RETAIL BUILDING HWY. 92

12916 Highway 92, Woodstock, GA 30188



PROPERTY DESCRIPTION

This retail building is located on a Lighted Corner r of Hwy. 92 and occupies 1.54 acres of land with double access, allowing for convenient entry and exit. The location provides easy access to Roswell, East Cobb, and Woodstock, making it a prime spot for businesses. The area is known for its high traffic counts, which can attract a steady stream of customers. The property is located in the City of Woodstock and all utilities are available. There are 28 parking spaces, and a fenced-in back lot offers additional parking or storage space. The building is divided into three separate retail spaces, providing opportunities for multiple businesses.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	1.54 Acres
Building Size:	14,478 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,639	54,718	214,479
Total Population	8,444	146,630	560,782
Average HH Income	\$100,480	\$117,803	\$115,124

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
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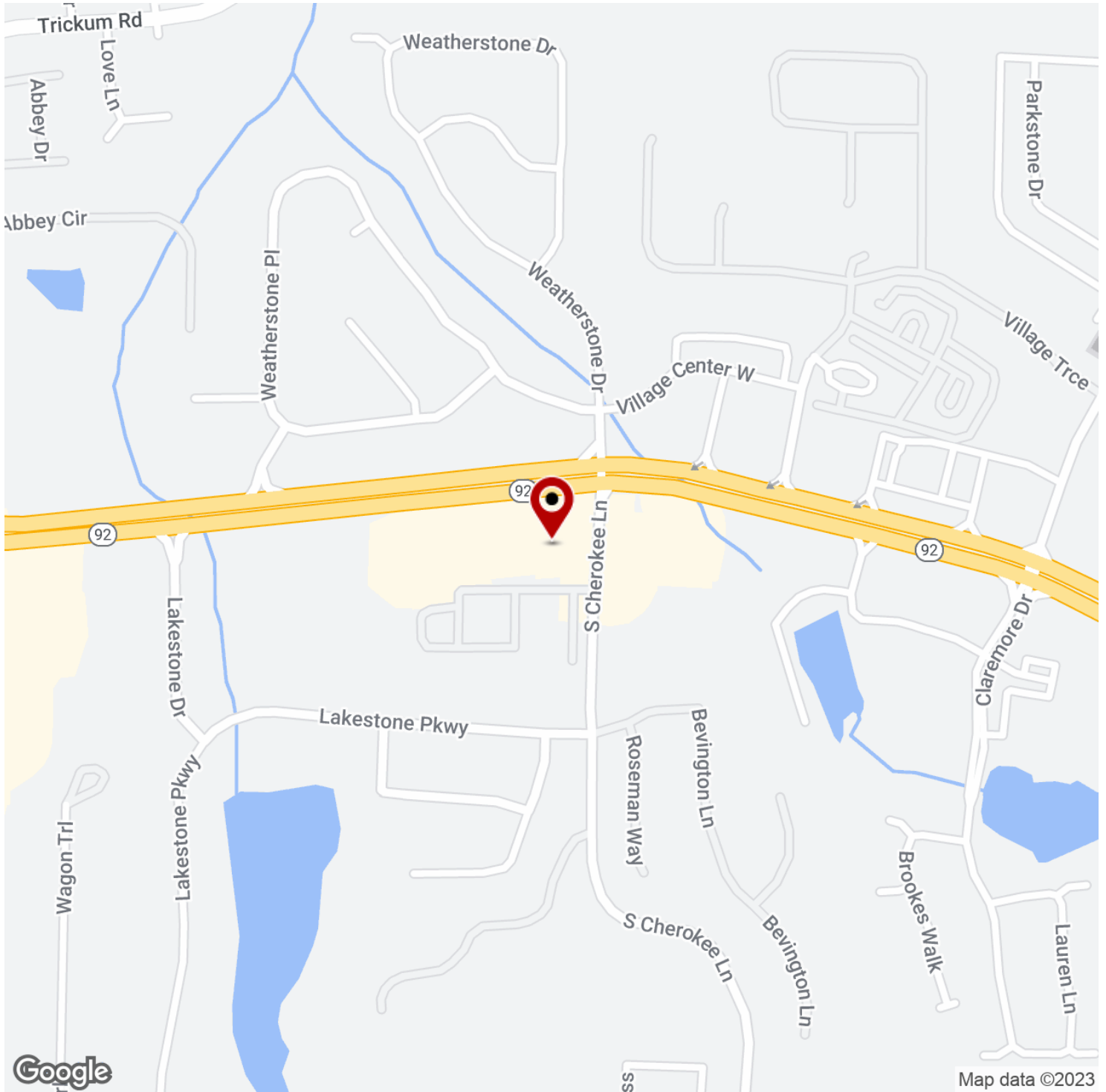
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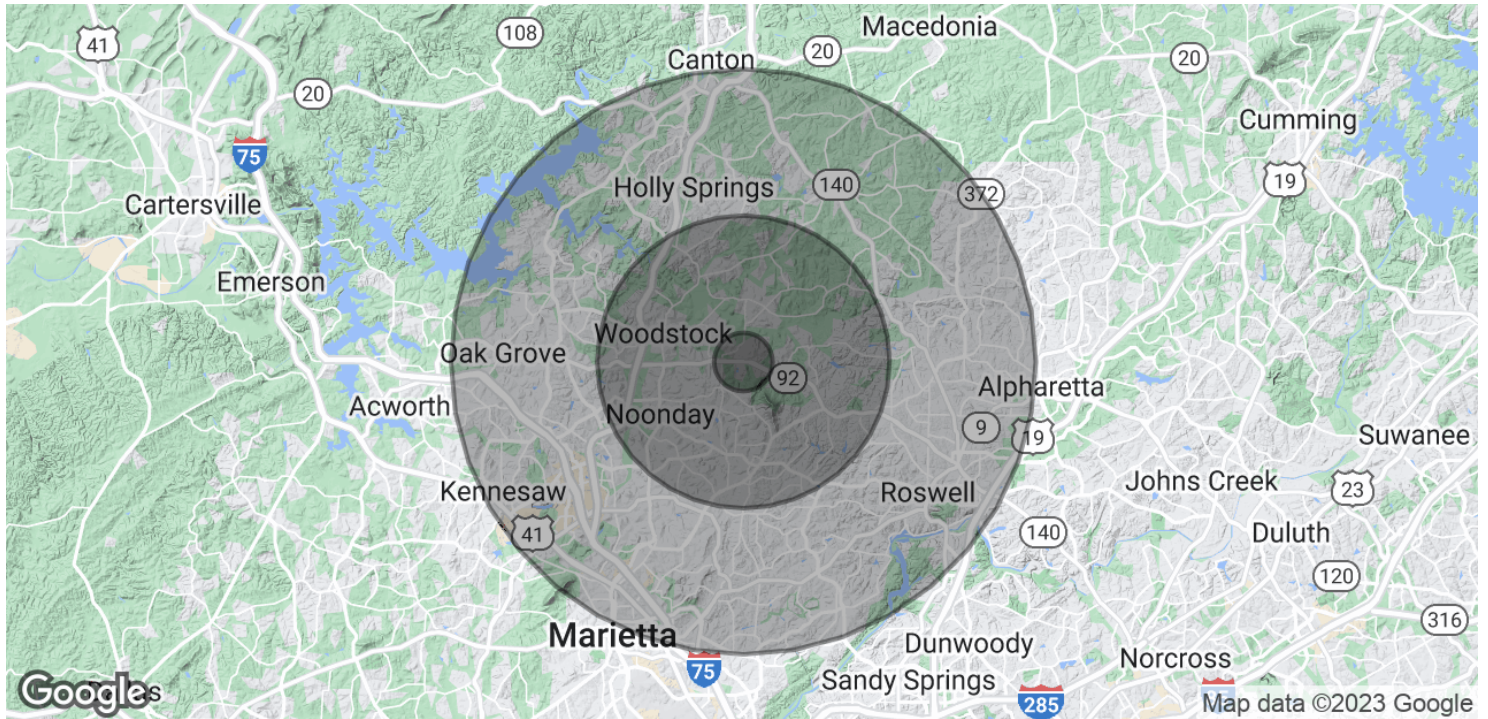
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,444	146,630	560,782
Average Age	41.1	40.8	39.5
Average Age (Male)	39.2	38.4	37.9
Average Age (Female)	42.8	41.9	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,639	54,718	214,479
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$100,480	\$117,803	\$115,124
Average House Value	\$283,019	\$318,961	\$309,194

* Demographic data derived from 2020 ACS - US Census

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