

RETAIL FOR LEASE

PRIME RETAIL OR OFFICE SPACE FOR LEASE AT SIGNALIZED CORNER

12916 Highway 92, Woodstock, GA 30188



PROPERTY DESCRIPTION

Prime, Highly Visible Space for Lease on Highway 92

This commercial space offers a fantastic location at a busy, signalized intersection on Highway 92. You can lease the entire 3,898 square feet or choose from two separate suites:

Suite 1 (Light Blue on Floor Plan): 1,553 sq ft

Suite 2 (Darker Blue on Floor Plan): 1,767 sq ft

These suites share a common area with men's and women's restrooms and a break area, all managed by the landlord.

Location Advantages:

Conveniently located near East Cobb, Roswell, and Woodstock

Zoned GC (General Commercial) in the City of Woodstock

Easy dual access from both Highway 92 and South Cherokee Lane

High visibility with prominent building and monument signage available

High traffic area with over 50,000 vehicles passing daily

This versatile space is perfect for retail or office use!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,898 SF
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.

DEEDEE VERES

Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

Each Office Independently Owned and Operated

RETAIL FOR LEASE

PRIME RETAIL OR OFFICE SPACE FOR LEASE AT SIGNALIZED CORNER



12916 Highway 92, Woodstock, GA 30188



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
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

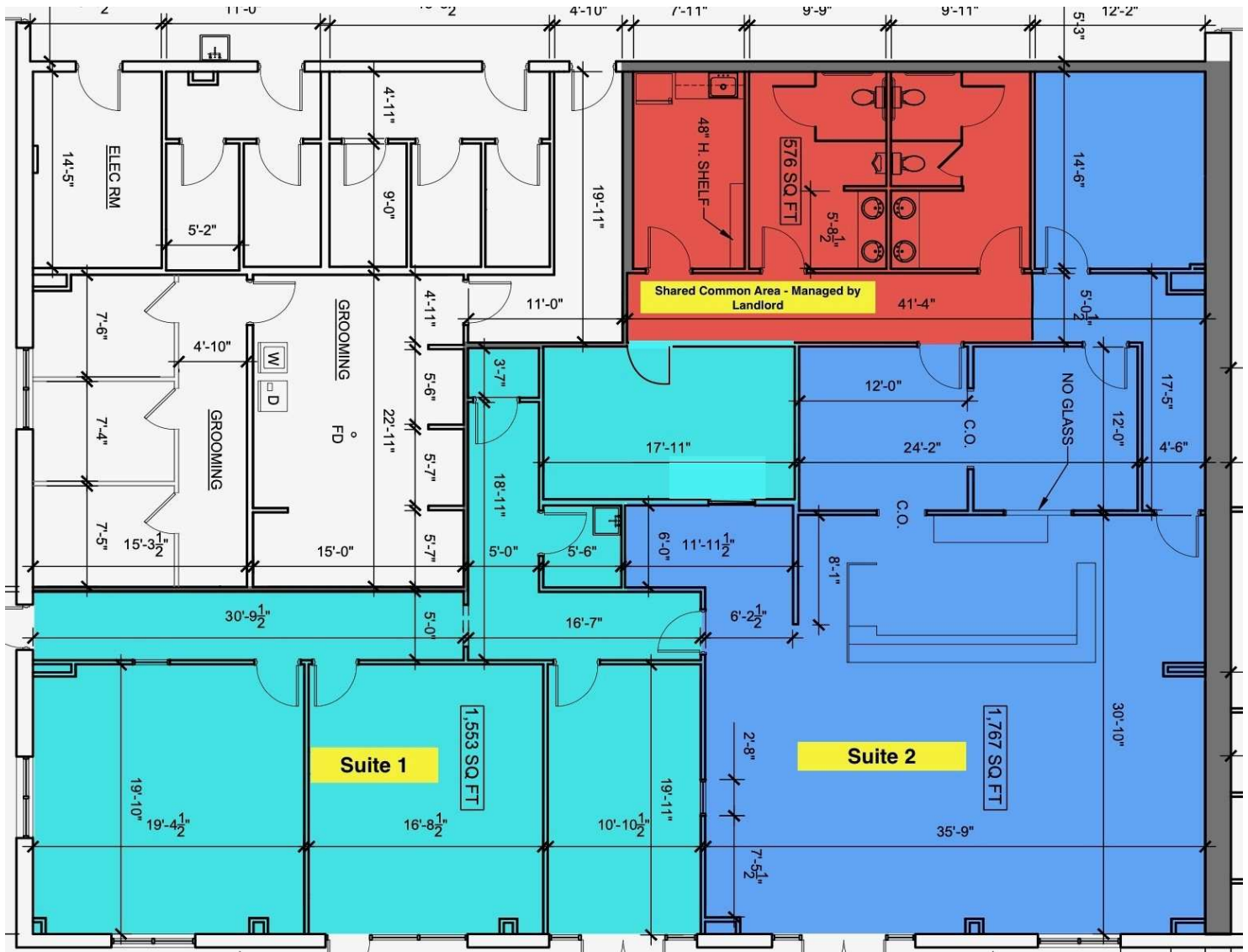
KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

Each Office Independently Owned and Operated

RETAIL FOR LEASE

PRIME RETAIL OR OFFICE SPACE FOR LEASE AT SIGNALIZED CORNER

12916 Highway 92, Woodstock, GA 30188



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
Associate Broker
0: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

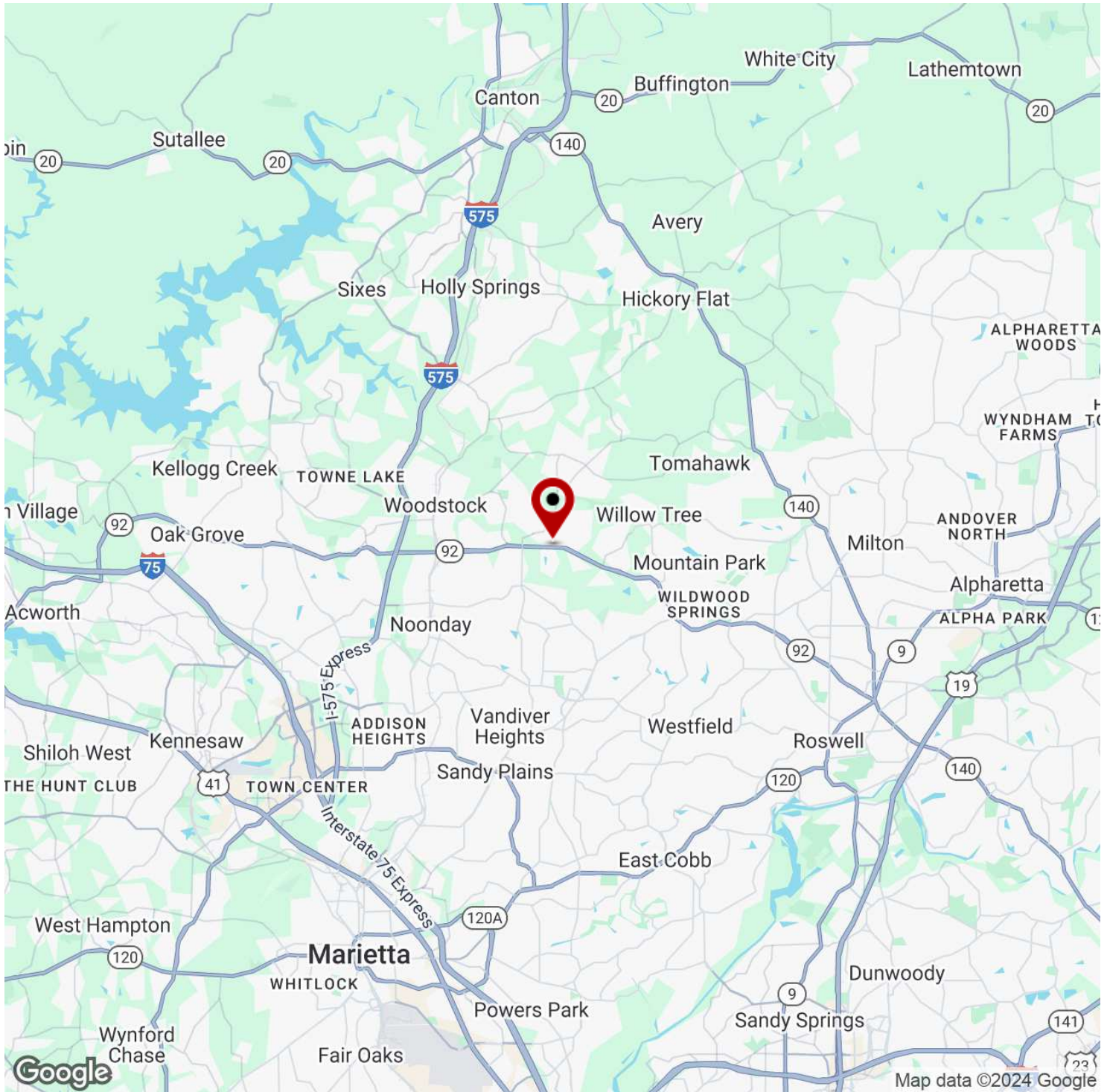
Each Office Independently Owned and Operated

RETAIL FOR LEASE

PRIME RETAIL OR OFFICE SPACE FOR LEASE AT SIGNALIZED CORNER



12916 Highway 92, Woodstock, GA 30188



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
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

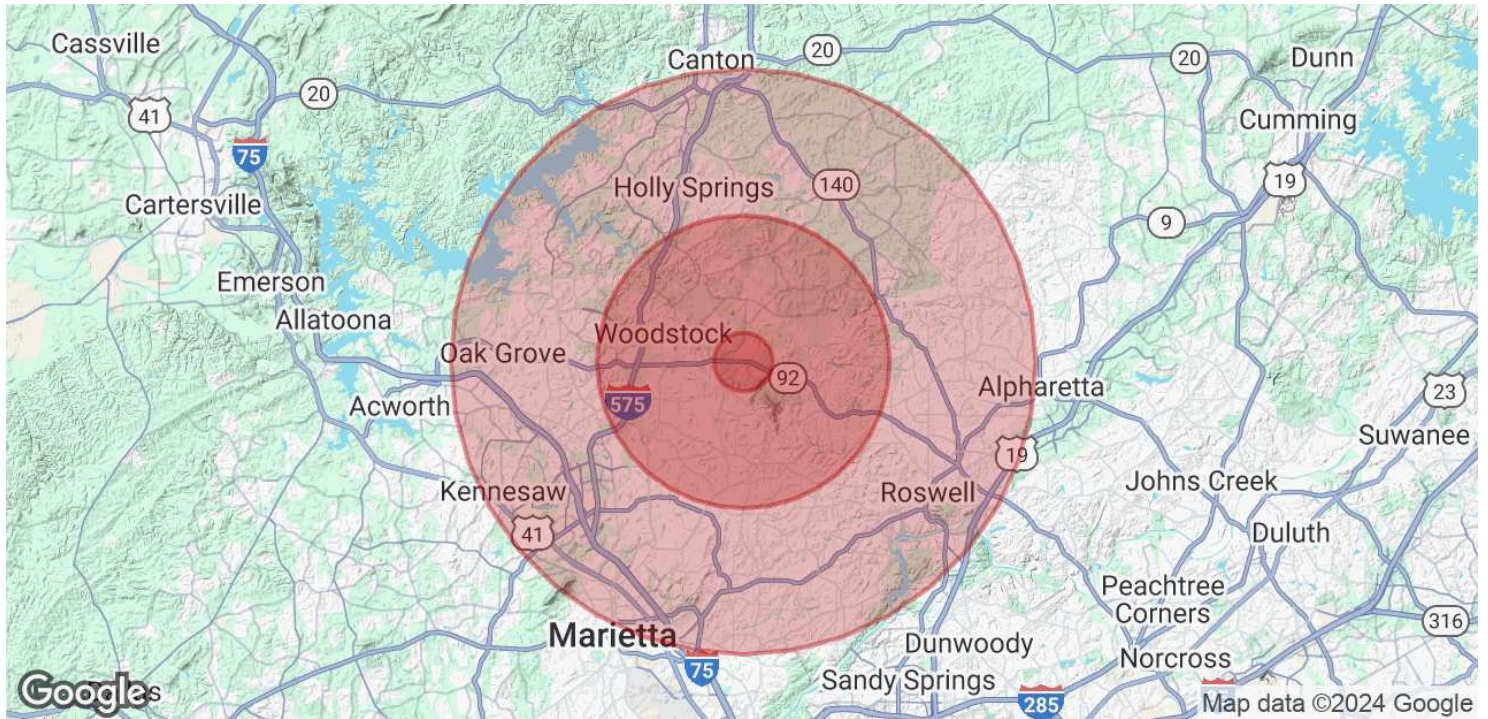
Each Office Independently Owned and Operated

RETAIL FOR LEASE

PRIME RETAIL OR OFFICE SPACE FOR LEASE AT SIGNALIZED CORNER



12916 Highway 92, Woodstock, GA 30188



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

2020 American Community Survey (ACS)

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
 Associate Broker
 O: 770.880.5596
 deedeeveres@gmail.com
 GA #183928

KW COMMERCIAL
 722 Stonecroft Lane
 Woodstock, GA 30188

Each Office Independently Owned and Operated