

RETAIL FOR LEASE

PRIME 3,898 SF FOR LEASE AT SIGNALIZED CORNER

12916 Highway 92, Woodstock, GA 30188



PROPERTY DESCRIPTION

Prime Highly Visible Space for Lease located on Highway 92. Approximately 3,898 SF at Signalized Intersection. Convenient to East Cobb, Roswell, and Woodstock. Zoning is City of Woodstock GC. Easy Double Access off Hwy. 92 and South Cherokee Lane. Prominent Signage on Building and Monument. Traffic Counts 50,000 + VPD. Perfect for Retail or Office.

PROPERTY HIGHLIGHTS

- High Traffic Counts - Over 50,000 VPD
- Great Visibility.
- Signalized Intersection/Corner.
- Easy Double Access.
- City of Woodstock - Zoned GC.
- Newly Renovated.
- Convenient to East Cobb, Fulton County, and Woodstock.

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
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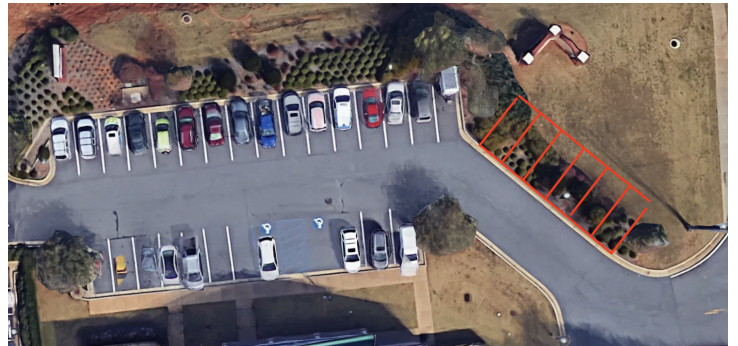
KW COMMERCIAL
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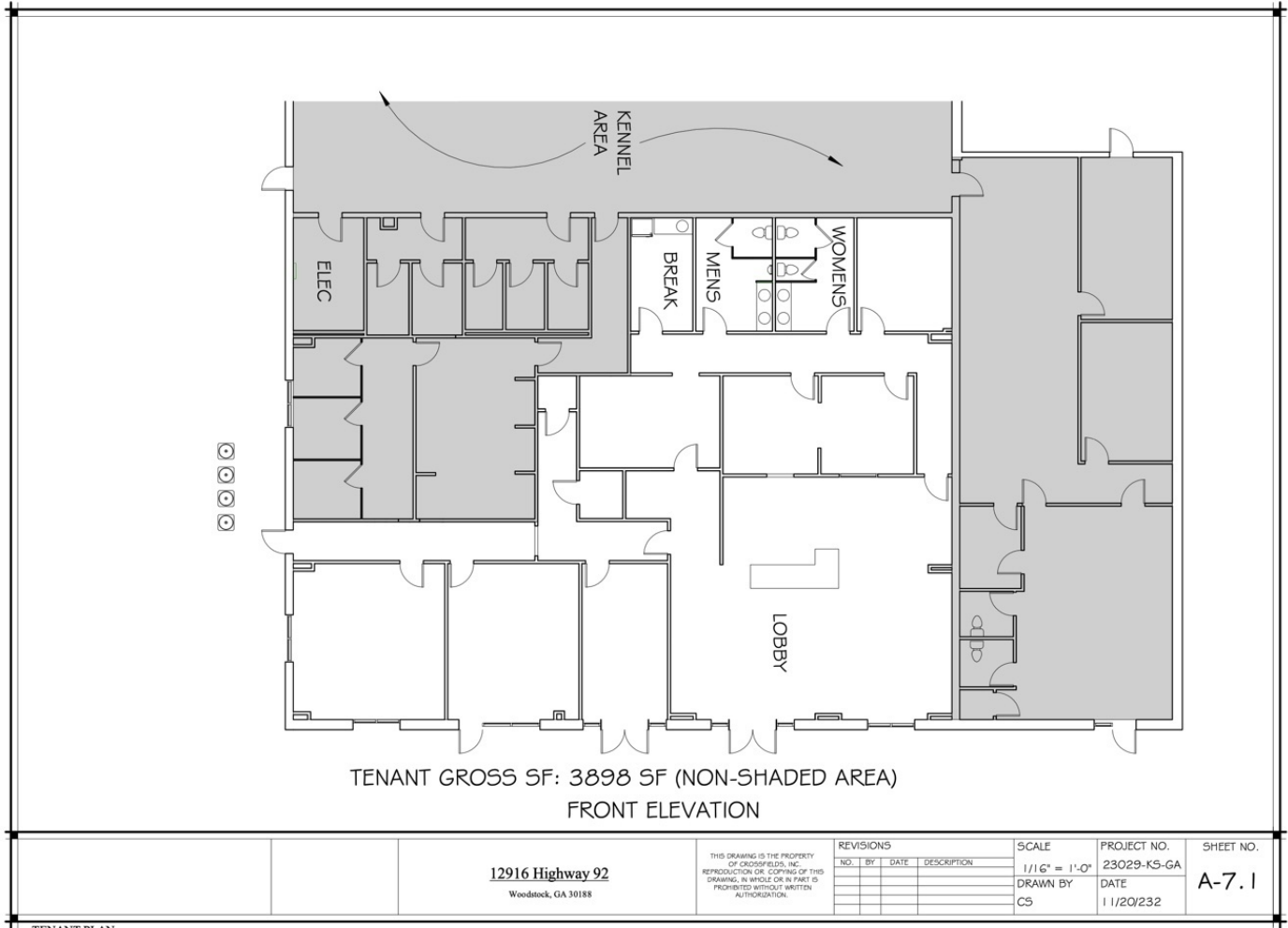
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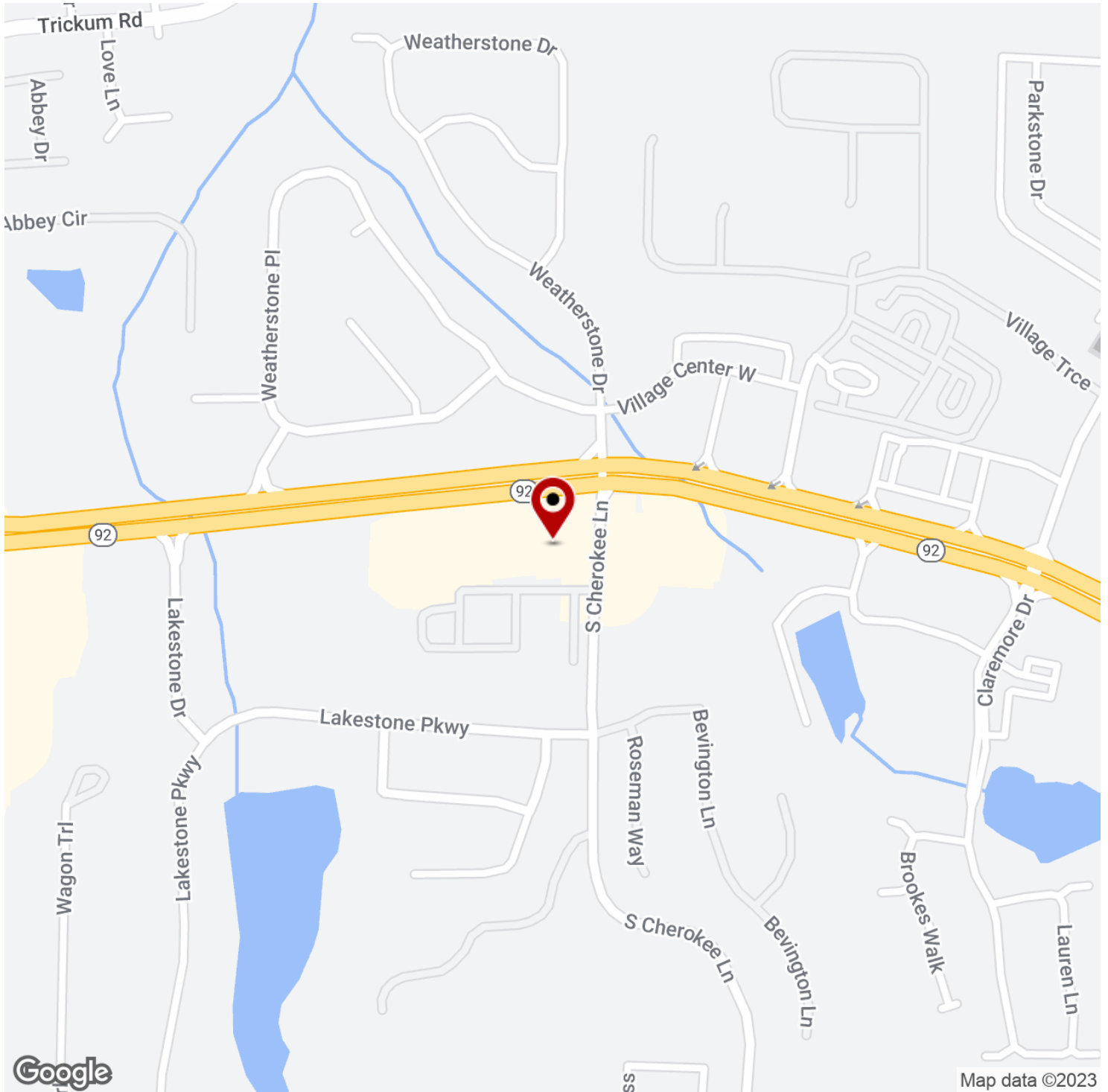
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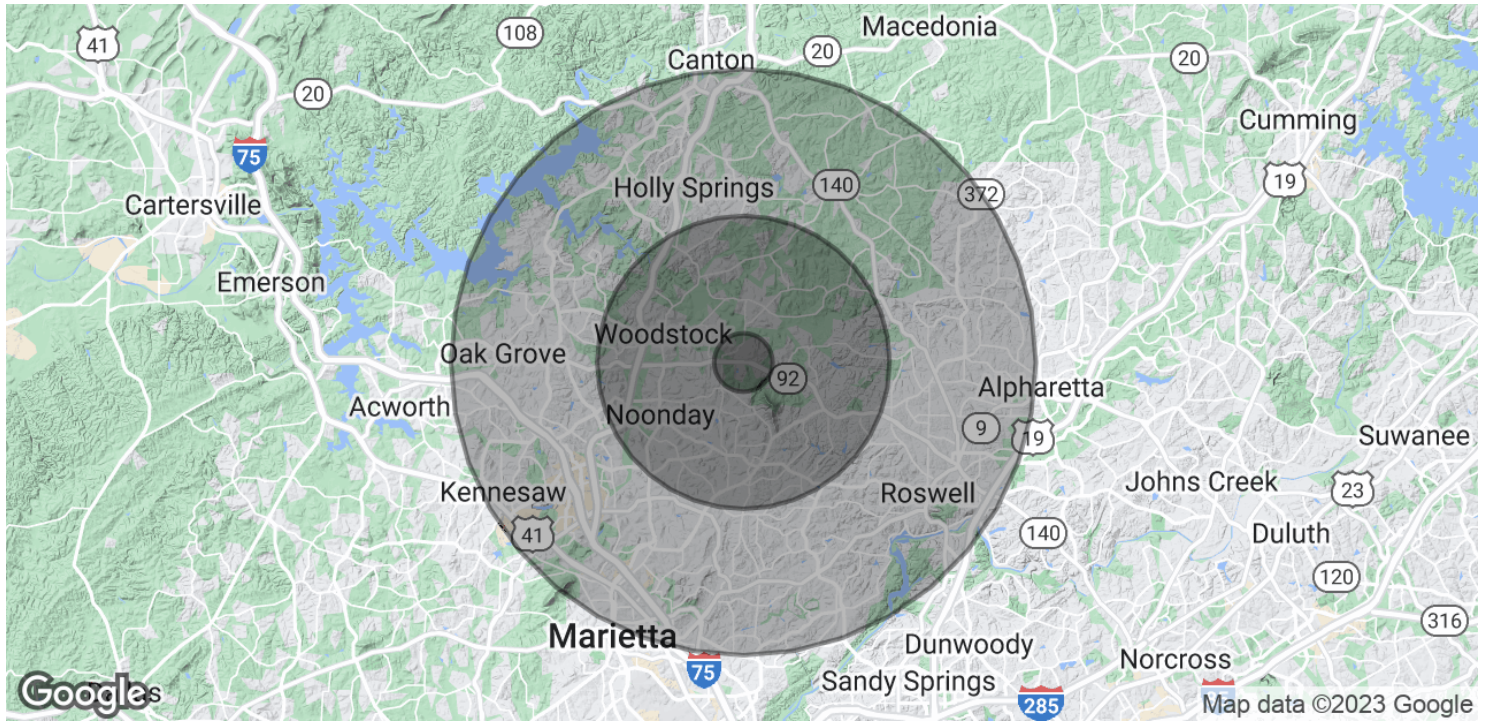
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,444	146,630	560,782
Average Age	41.1	40.8	39.5
Average Age (Male)	39.2	38.4	37.9
Average Age (Female)	42.8	41.9	40.5

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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