



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a 2700 SF medical office suite for lease in Woodstock. The space provides 4, private exam rooms with sinks, large reception area, administrative area, private office with restroom, large treatment area, private entry, storage, nurses station with recent updates. The space is connected to Hwy 92 near I-575 and DT Woodstock. Shown by appointment only. Please do not disturb the tenant.

PROPERTY HIGHLIGHTS

- 2700 SF Medical Space
- \$19/SF NNN
- NNN = \$4.25/SF
- 4 Exam Rooms with Sinks
- Parking 4/1000
- Easy Access to DT Woodstock & Restaurants

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,700 - 5,000 SF
Lot Size:	0.5 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	635	2,801	6,373
Total Population	1,236	6,192	15,757
Average HH Income	\$80,446	\$81,716	\$81,231

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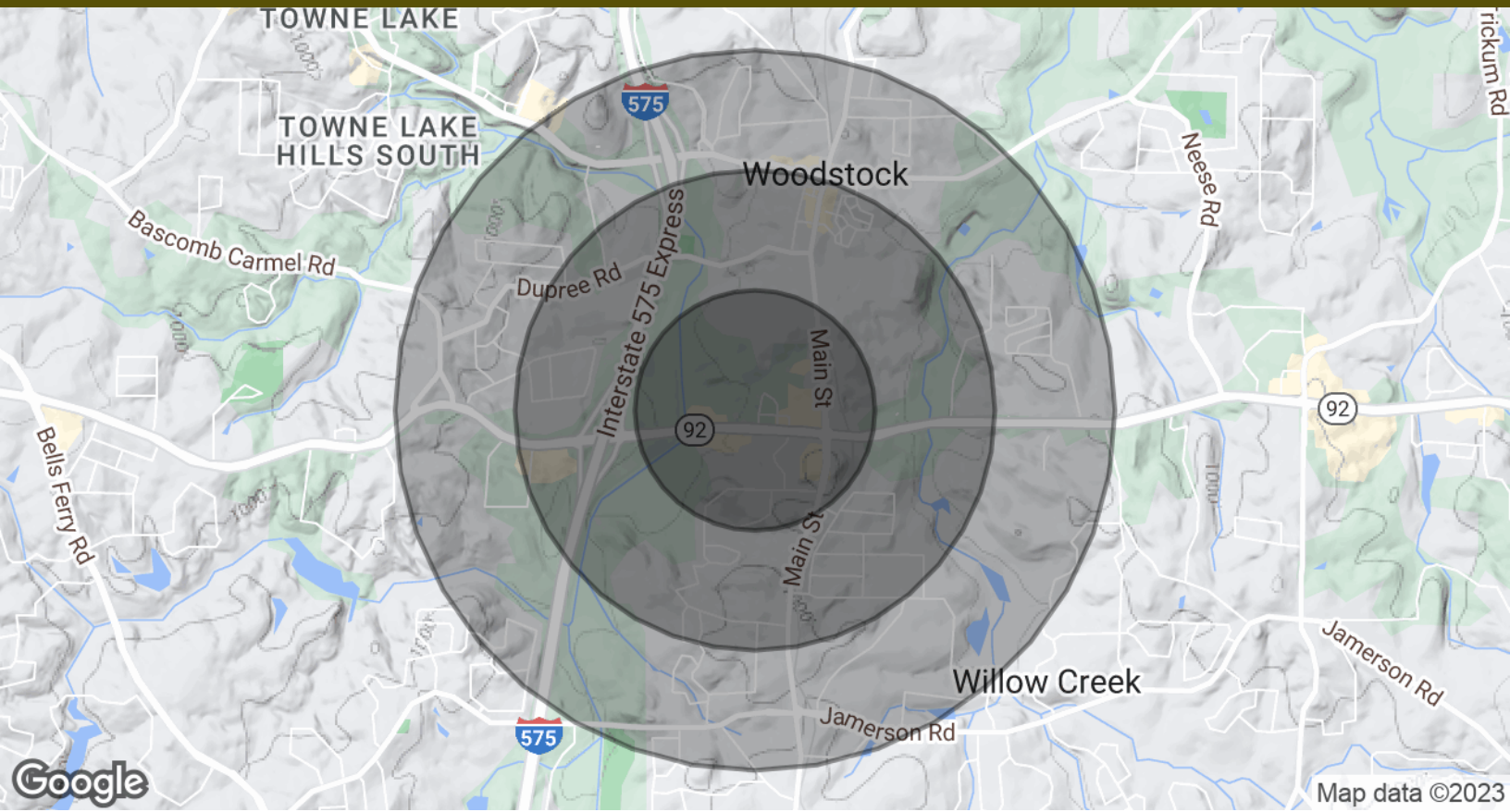


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,236	6,192	15,757
Average Age	34.8	38.1	37.6
Average Age (Male)	32.1	34.7	33.9
Average Age (Female)	36.1	40.0	39.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	635	2,801	6,373
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$80,446	\$81,716	\$81,231
Average House Value	\$300,545	\$287,724	\$241,170

* Demographic data derived from 2020 ACS - US Census

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Vacant Suites
First Floor

Scale : 1/8" = 1'-0"



AB-1 8-13-2019

Room sizes are approximate.

Plan at 1/8" scale when printed on 11" x 17" sheet size.

LEGEND

**1st Floor
As-Built Plan**
Woodpark Medical Center
203 Woodpark Place - Building B
Woodstock, Georgia 30188

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 to 7 months
Total Space:	2,700 - 5,000 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

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