

OFFICE | WAREHOUSE | SHOWROOM | STUDIO | INDUSTRIAL

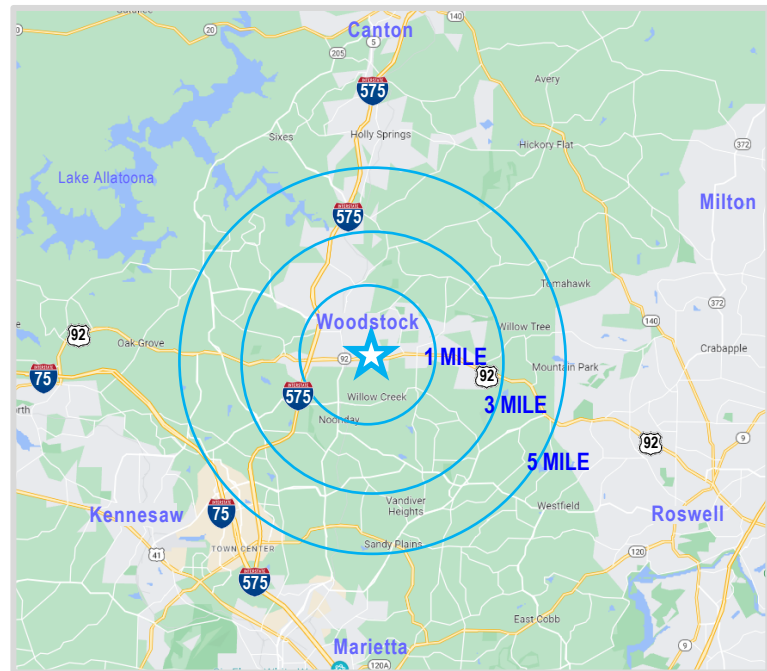
PROFILE

- 8,128 SF building with overhead door access in every suite and 16' to 18' ceiling heights in the warehouse spaces
- Two access points into the center
- Ample parking with approximately 30 spaces
- 1 suite currently available:

Suite 700 - 1,492 SF - Warehouse / Office combination
End Unit (available September 1, 2024)

LOCATION

- Excellent Woodstock location convenient to Roswell, Marietta, Kennesaw, Canton and Milton
- Just off interstate 575 with traffic counts of 103,000 VPD
- Traffic counts on 92 / Alabama Road of 47,100 VPD directly in front of the center
- Densely populated area with over 172,000 people in a 5 mile radius
- Income above \$100,000 in one, three and five mile rings



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2022)	8,653	65,414	172,715
Households	3,478	25,000	63,393
Average HH Income	\$102,128	\$110,976	\$125,015





AERIAL PERSPECTIVE

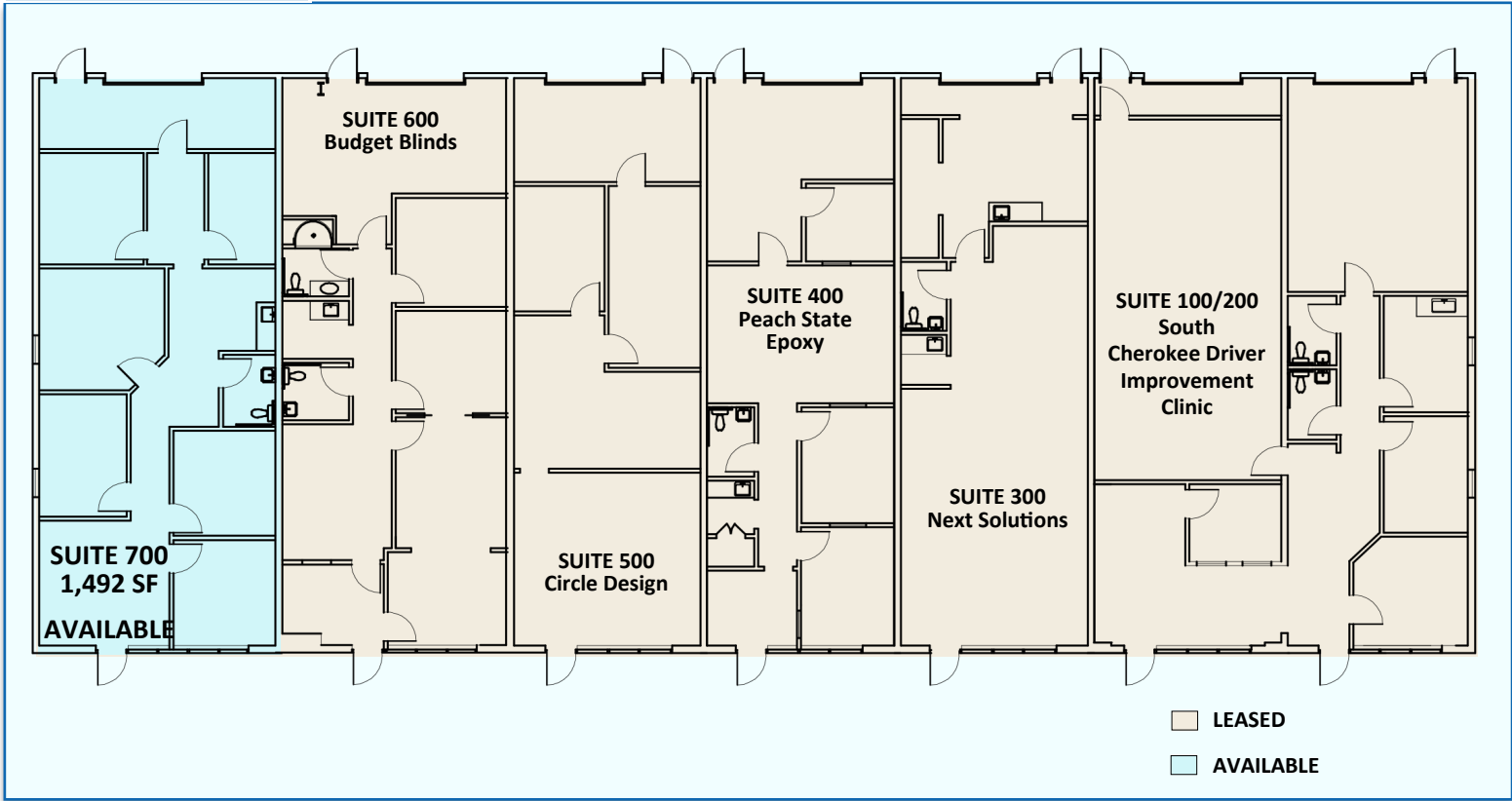


SITE PLAN





FLOOR PLAN



SUITE 700 - AVAILABLE

1,492 SF

- Warehouse | Office Combination
- Overhead Door Access
- 16 - 17 foot ceiling height in Warehouse
- Numerous windows offer abundant natural light
- Breakroom and lavatory

