

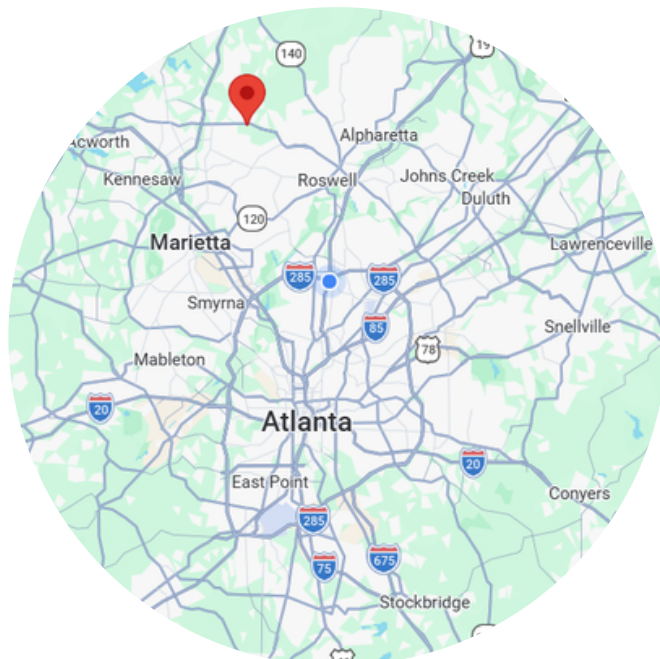


3,561 SF FOR LEASE
 12916 HIGHWAY 92,
 WOODSTOCK GA 30188



KEY FEATURES

- 3,561 SF FOR LEASE.
- THE PROPERTY IS LOCATED AT A SIGNALIZED INTERSECTION ALONG THE HIGHLY TRAFFICKED HIGHWAY 92/ ALABAMA RD (40,900 VPD).
- CONVENIENT TO THE COMMUNITIES OF EAST COBB, ROSWELL, AND WOODSTOCK.
- NEARBY RETAILERS INCLUDE WALMART, ALDI, KROGER, DUNKIN, ONELIFE FITNESS, ZAXBY'S, & MCDONALD'S
- RIGHT IN/ RIGHT OUT ON HIGHWAY 92/ALABAMA RD - FULL ACCESS ON S CHEROKEE LANE
- MONUMENT AND FACADE SIGNAGE OPTIONS AVAILABLE
- 28 PARKING SPACES



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200 GLENRIDGE POINT PKW
 SUITE 100
 ATLANTA, GA 30342

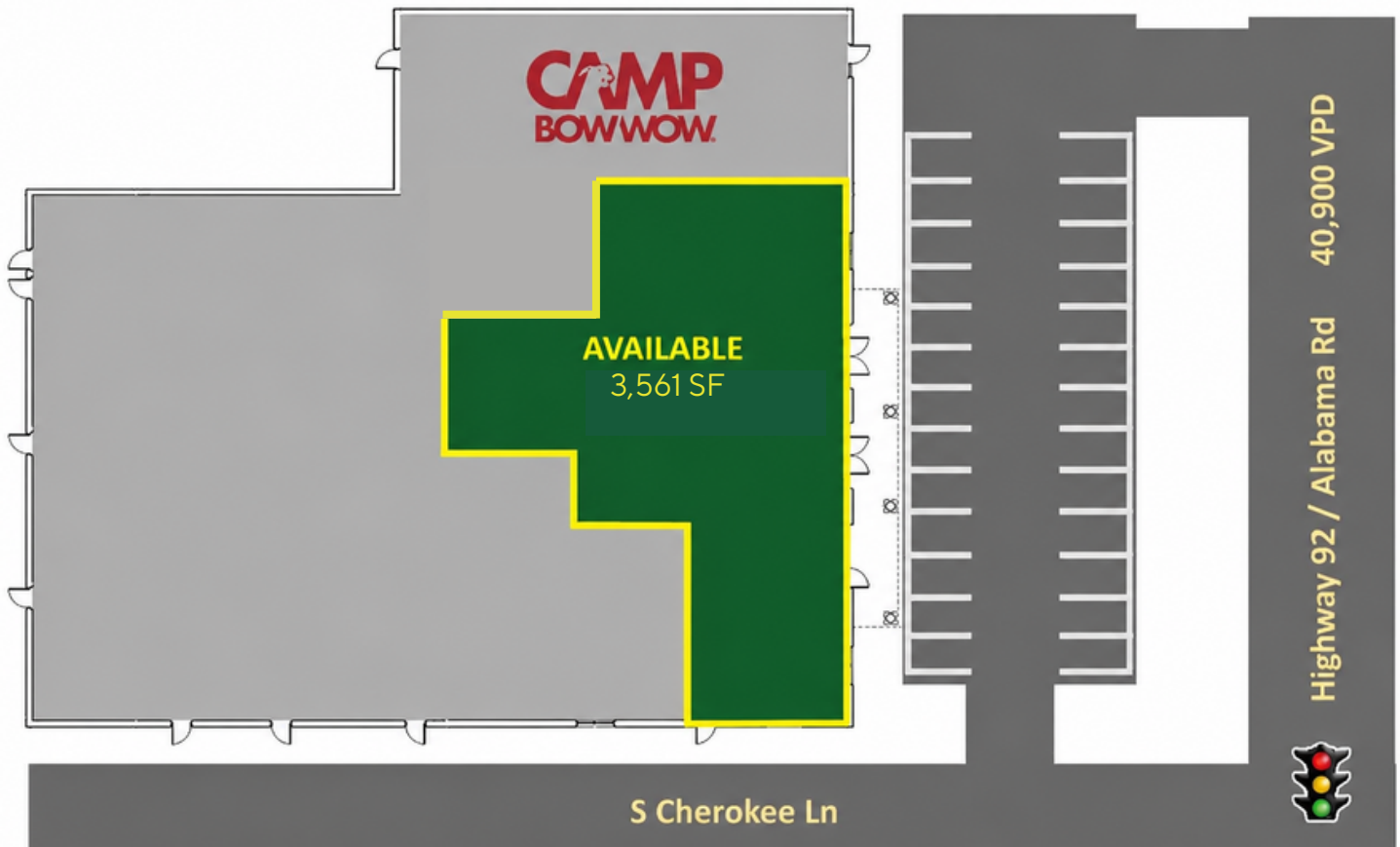
3,561 SF FOR LEASE

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SITE PLAN

SUITE	TENANT	SIZE
12916	Available	3,561 SF
12916-A	Camp Bow Wow	8,843 SF



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Architectural floor plan of a building with various rooms and dimensions. The plan includes a kitchen area with a sink and stove, a dining area with a table and chairs, a living area with a sofa and fireplace, a bedroom with a bed, a bathroom with a toilet and sink, and a central hallway. Dimensions are provided for each room and hallway, and the overall dimensions of the building are 114'-6" wide by 111'-0" deep.

Room dimensions and labels:

- Kitchen: 17'-5" x 12'-0"
- Dining: 12'-0" x 12'-0"
- Living: 30'-10" x 35'-9"
- Bedroom: 19'-10" x 19'-4 1/2"
- Bathroom: 5'-8 1/2" x 5'-6"
- Hallway: 10'-3" x 10'-7"
- NO GLASS
- C.O.
- 11'-11 1/2"
- 16'-7"
- 19'-11"
- 10'-10 1/2"
- 16'-8 1/2"
- 10'-2"
- 10'-7"
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DEMOGRAPHICS



4,328

Households



40.7 ↑

Median Age

2.8% higher than
United States.



\$116K ↑

Median HH Income

42.1% higher than
United States.



\$415.4K ↑

Median Home Value

12.1% higher than
United States.



3.6

Home Value to
Income Ratio

Median home value
divided by median
household income

What's in My Community?

Places that make your life richer and community better
12916 Highway 92, Woodstock, Georgia, 30188
5 miles

352

Restaurants

Nearby choices for on
premise and take-out dining

87

Entertainment

Performance and
amusement destinations

15

Public Transport

Local transport and
connectivity

165

Spiritual Centers

Gateways to life
enrichment and growth

68

Food & Beverage

A variety of grocery
outlets and sources

519

Healthcare

Local hospitals and
healthcare facilities

106

Education

Schools and places for
education and skills transfer

6

Libraries

Lifelong learning
opportunities

42

Government

Civic engagement and
neighborhood hubs

246

Sports

Places to play alone or in
community groups

21

Playgrounds

Proximity to play and fun

35

Parks & Gardens

Access to green spaces

Lifestyle

Learning

Community

Recreation

Enjoyment

Access

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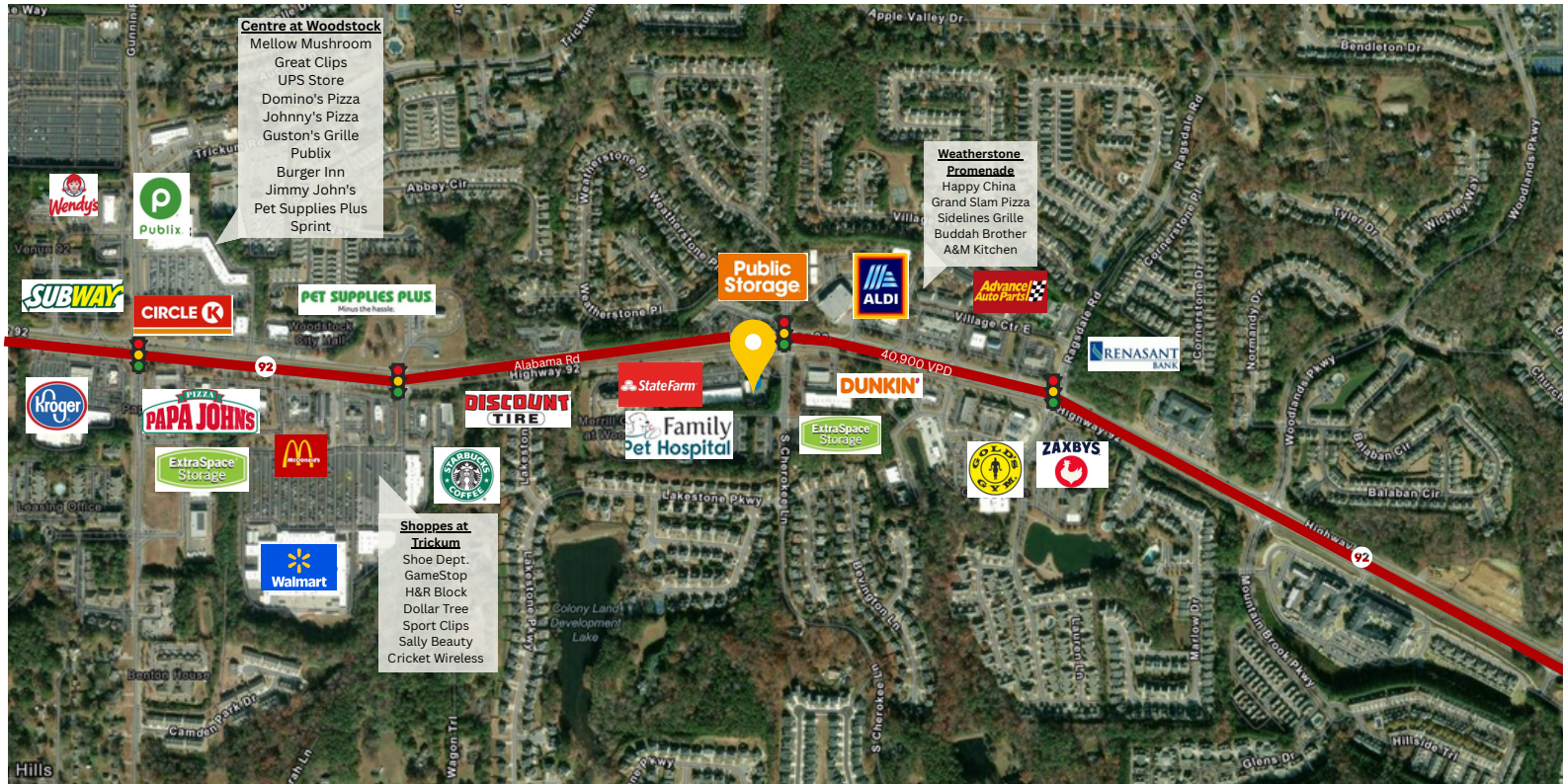
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KEY LOCATION HIGHLIGHTS



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.

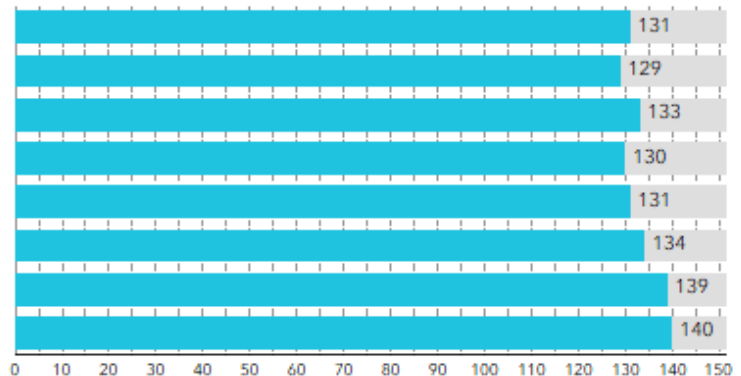
Disposable Income for this Area



\$99,658

Average Disposable Income is \$19,723 higher than Georgia, which has a value of \$79,935

Housing	131
Food	129
Apparel & Services	133
Transportation	130
Health Care	131
Entertainment & Recreation	134
Education	139
Pensions & Social Security	140



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EXTERIORS PHOTOS



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INTERIOR PHOTOS



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