



## 18425 Main Street

Woodbury, Georgia 30293

### Property Highlights

- +/- 80,840 SF facility featuring a +/- 19,596 SF gymnasium
- Includes classrooms, private offices, auditorium, cafeteria with kitchen, and gym
- Ideal for educational, institutional, or community use
- Only one hour from Atlanta International Airport

### Property Overview

Discover a unique opportunity in the heart of Woodbury, GA! This expansive +/- 100,436 SF facility on +/- 17 acres at 18425 Main Street offers incredible versatility for a wide range of uses - from educational and recreational purposes to institutional or redevelopment opportunities. The property features a +/- 19,596 SF gymnasium, multiple classrooms, private offices, a spacious auditorium, and a cafeteria with a full-service kitchen. Outdoor amenities include several sports fields and a playground, providing ample space for athletic programs or community events. With its impressive footprint and adaptable layout, this property is well-suited for schools, training centers, community organizations, or investors seeking a large-scale facility with endless potential. (Possible data center or crypto mining facility.)

### Offering Summary

|                       |                  |
|-----------------------|------------------|
| <b>Sale Price:</b>    | Subject To Offer |
| <b>Building Size:</b> | +/- 100,436 SF   |
| <b>Lot Size:</b>      | 17.08 Acres      |

### Demographics 0.3 Miles 0.5 Miles 1 Mile

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 60       | 138      | 434      |
| <b>Total Population</b>  | 146      | 333      | 1,043    |
| <b>Average HH Income</b> | \$60,614 | \$60,747 | \$61,236 |

### For More Information

**Dave Jackson**

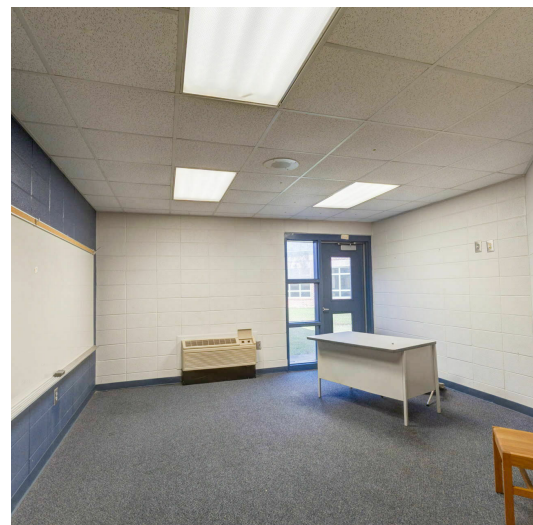
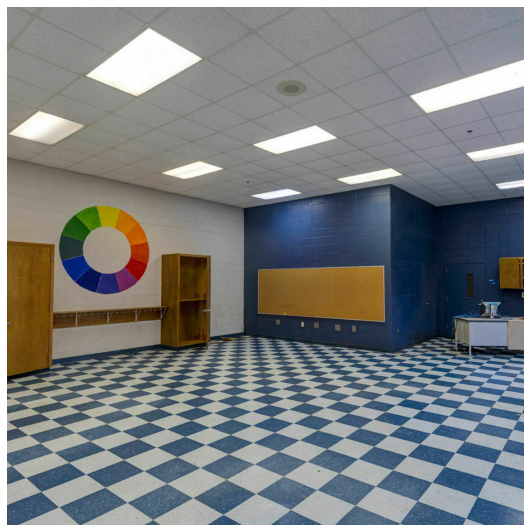
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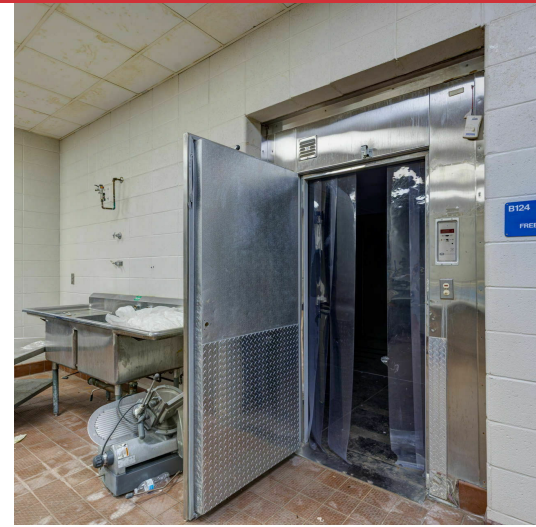
djackson@g2cre.com | GA #344658

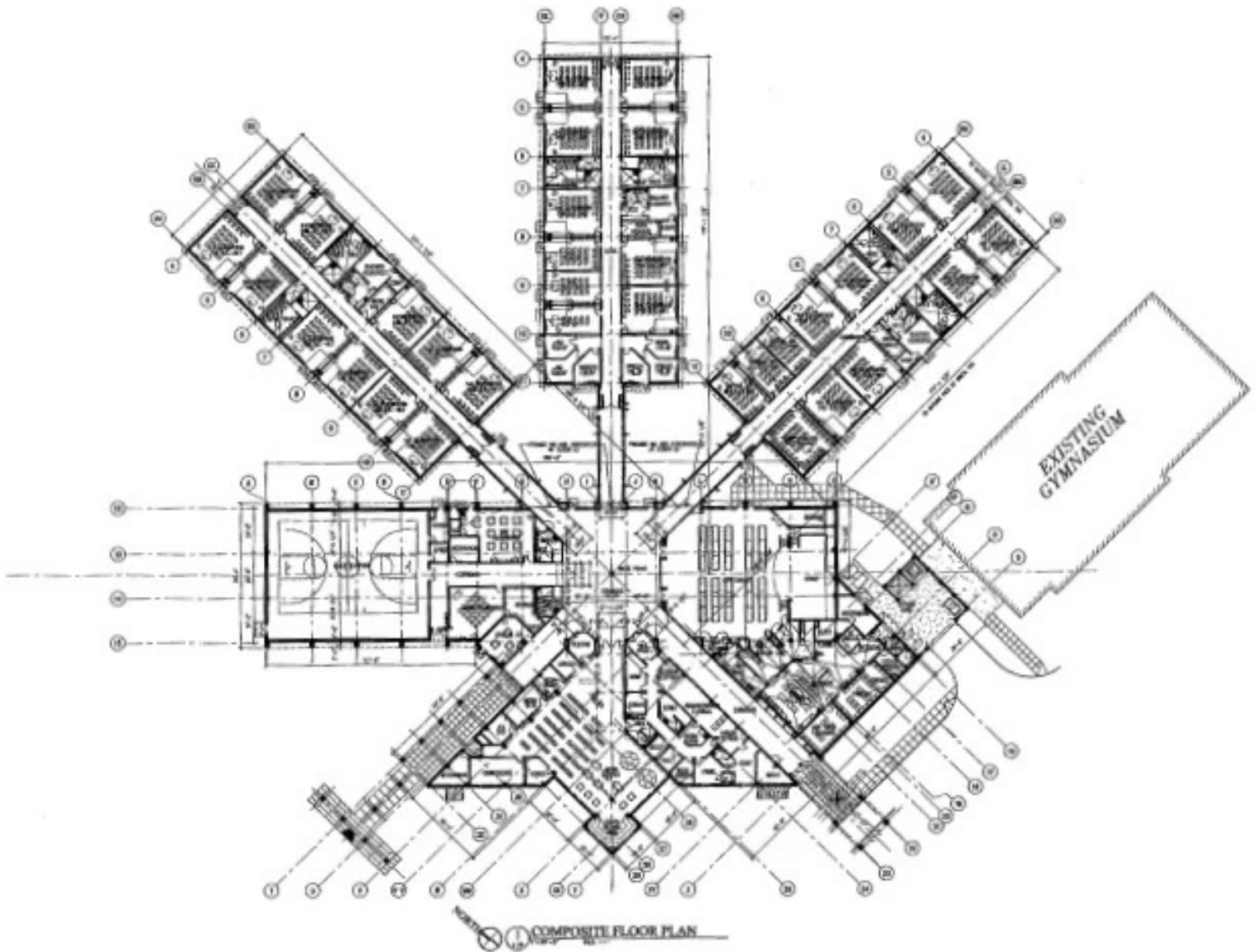


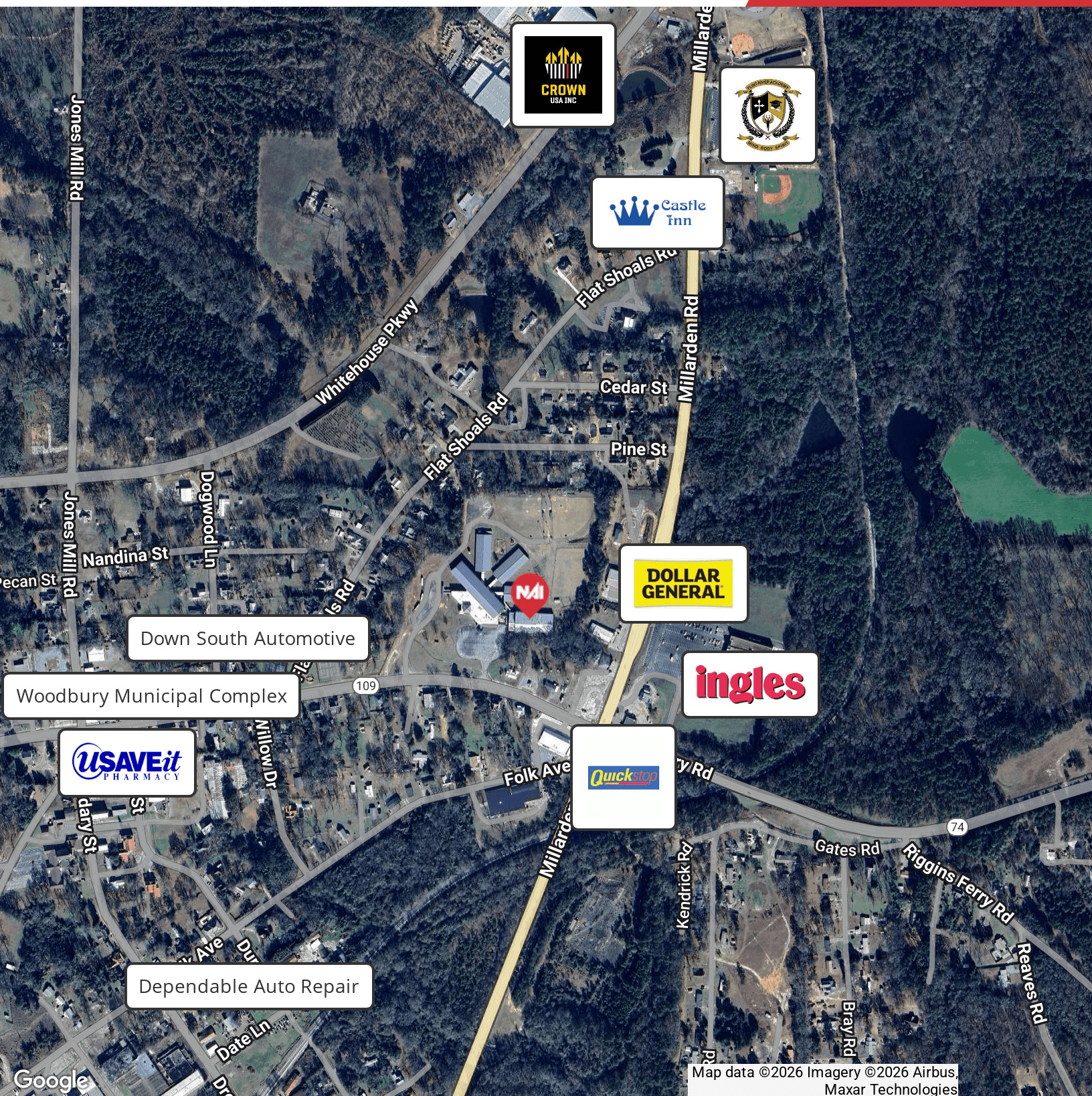
### Contingencies

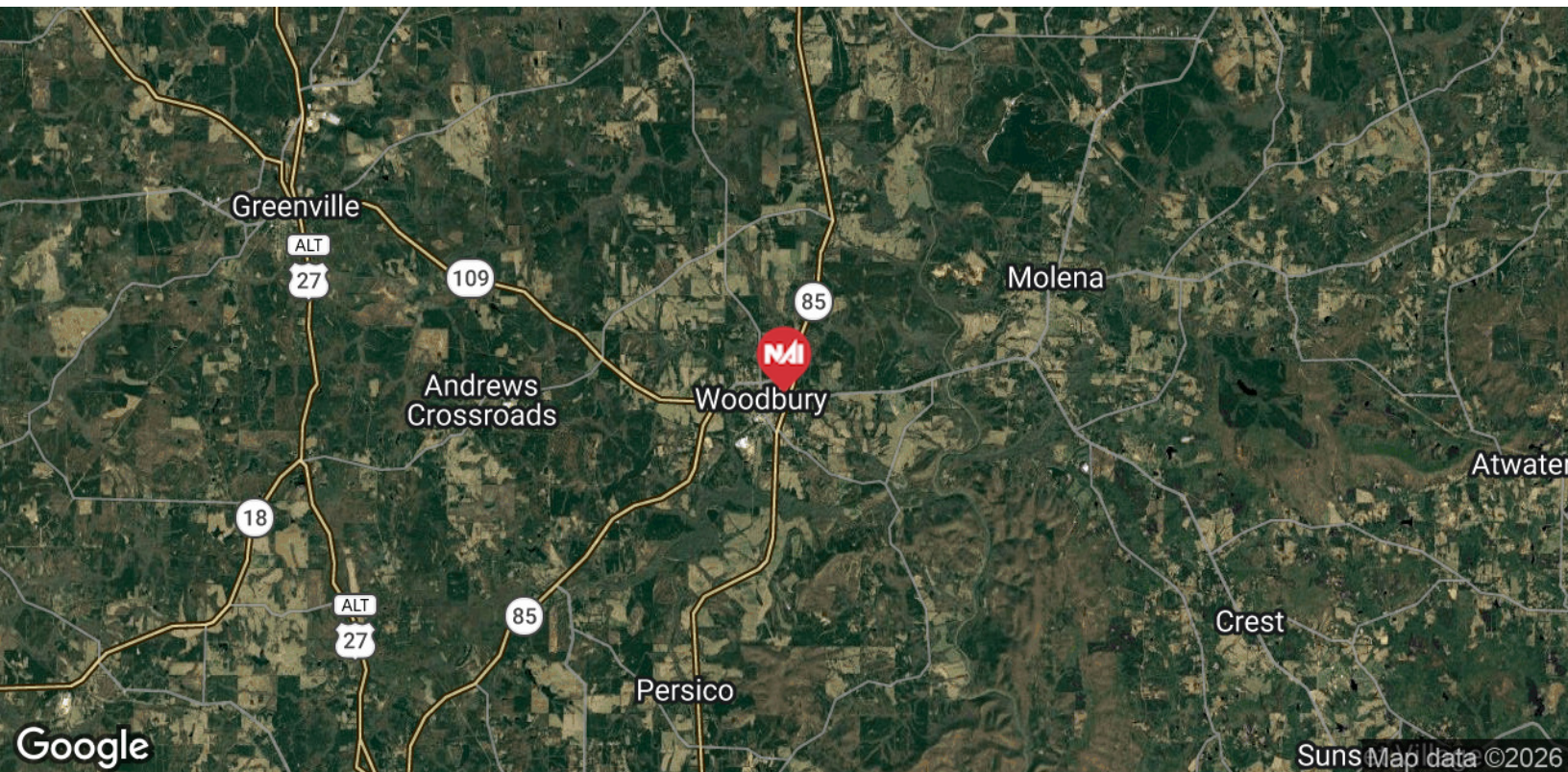
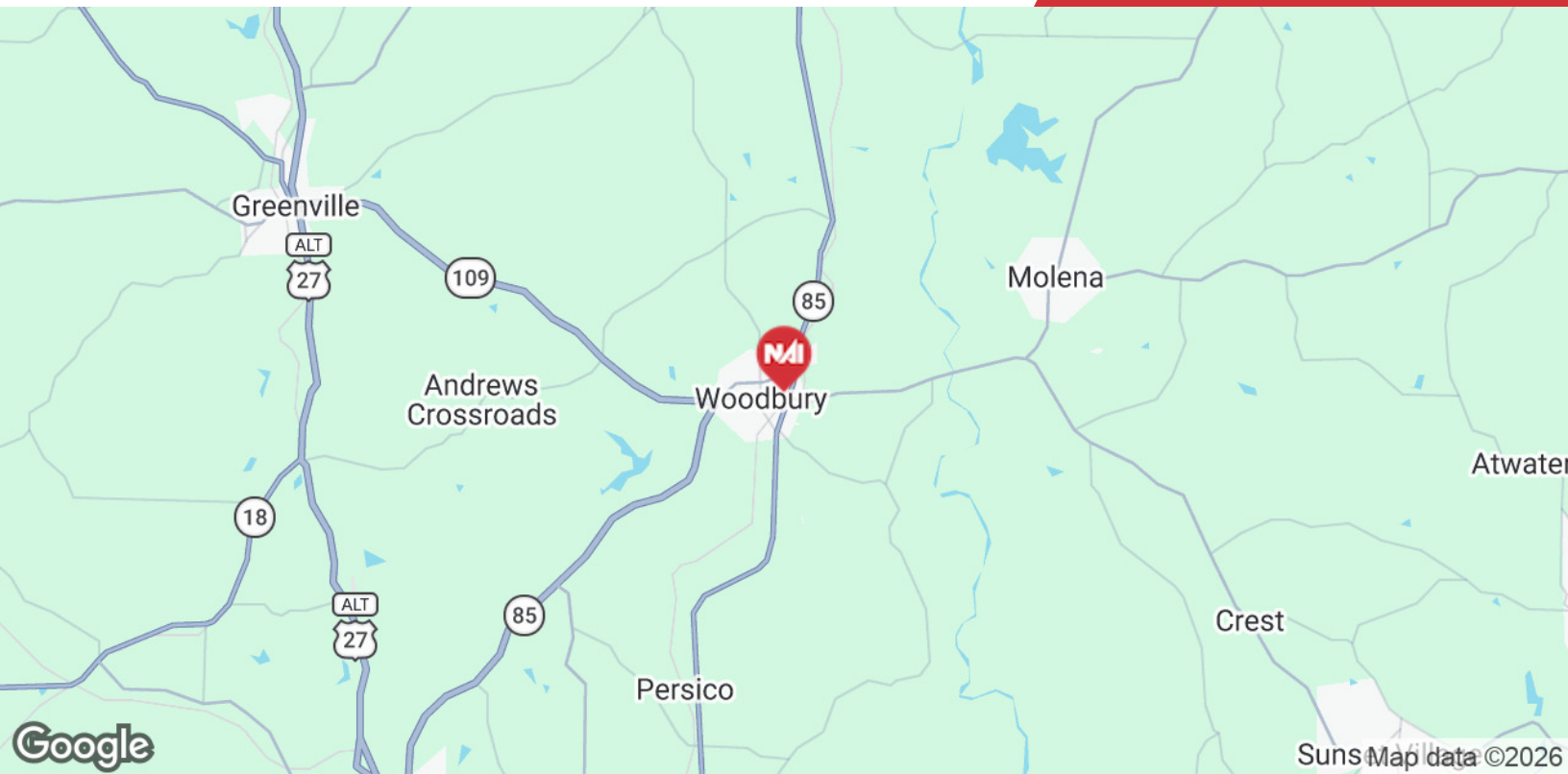
- Use Restriction: The property may not be used as a domestic K-12 school.
- Eagle Statue Landmark: The eagle statue located on-site is considered a landmark. If the buyer wishes to remove it, the school system must be given adequate time to relocate it prior to removal.

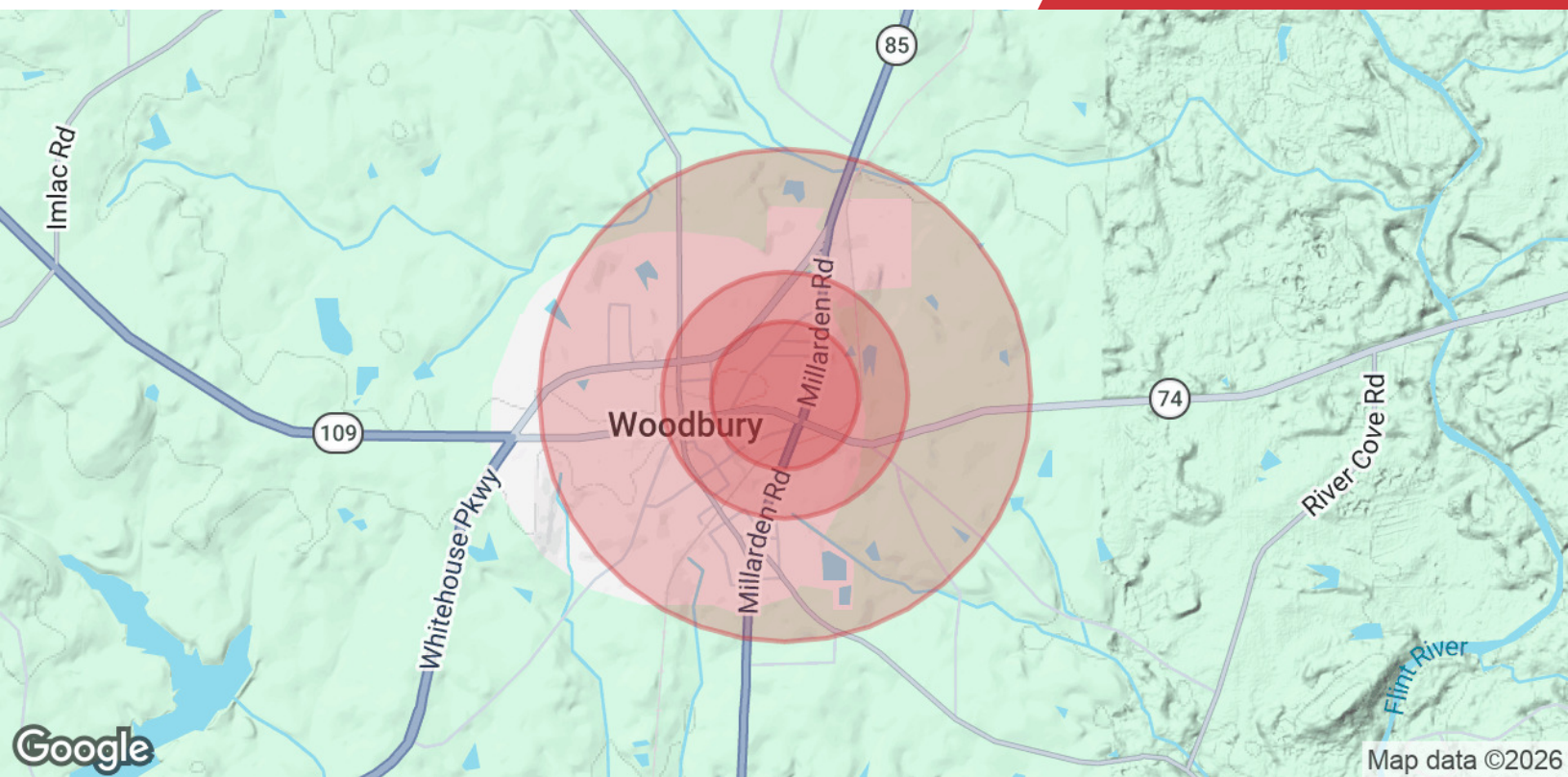












### Population

|                             | 0.3 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|-----------|-----------|--------|
| <b>Total Population</b>     | 146       | 333       | 1,043  |
| <b>Average Age</b>          | 45        | 45        | 45     |
| <b>Average Age (Male)</b>   | 42        | 42        | 43     |
| <b>Average Age (Female)</b> | 47        | 47        | 47     |

### Households & Income

|                            | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 60        | 138       | 434       |
| <b># of Persons per HH</b> | 2.4       | 2.4       | 2.4       |
| <b>Average HH Income</b>   | \$60,614  | \$60,747  | \$61,236  |
| <b>Average House Value</b> | \$138,756 | \$139,371 | \$141,642 |

2020 American Community Survey (ACS)