

# For Lease

Suite 300 | 1,500 SF



## Retail / Medical Office Space

310 Gold Creek Trail • Woodstock, GA 30188



**FOR LEASE**

Available Space	Suite 300
Suite Size	1,500 SF
Rental Rate	\$26 PSF NNN
NNN Expenses	\$8 PSF
Year Built	2012
Market Area	East Cobb / Cherokee

**HIGHLIGHTS**

**Spacious, Move-in Ready Suite** | Reception area, 5 offices/exam rooms, private restroom, utility room

**Prime Retail Frontage** | Excellent visibility along main commercial corridor Hwy 92

**High Traffic Exposure** | Nearly 40,000 vehicles pass the site daily

**Excellent Access** | Signalized intersection ensures smooth ingress/egress and standout visibility

**Monument Signage** | Opportunity for brand exposure

**Built-In Customer Base** | Residential-adjacent setting with strong neighborhood demographics

**Strategic Connectivity** | Easy access to I-575

**DEMOGRAPHICS**



**TOTAL POPULATION**

<b>1-Miles</b>	10,496
<b>3-Miles</b>	62,325
<b>5-Miles</b>	154,684



**MEDIAN AGE**

42.4
41.7
41.8



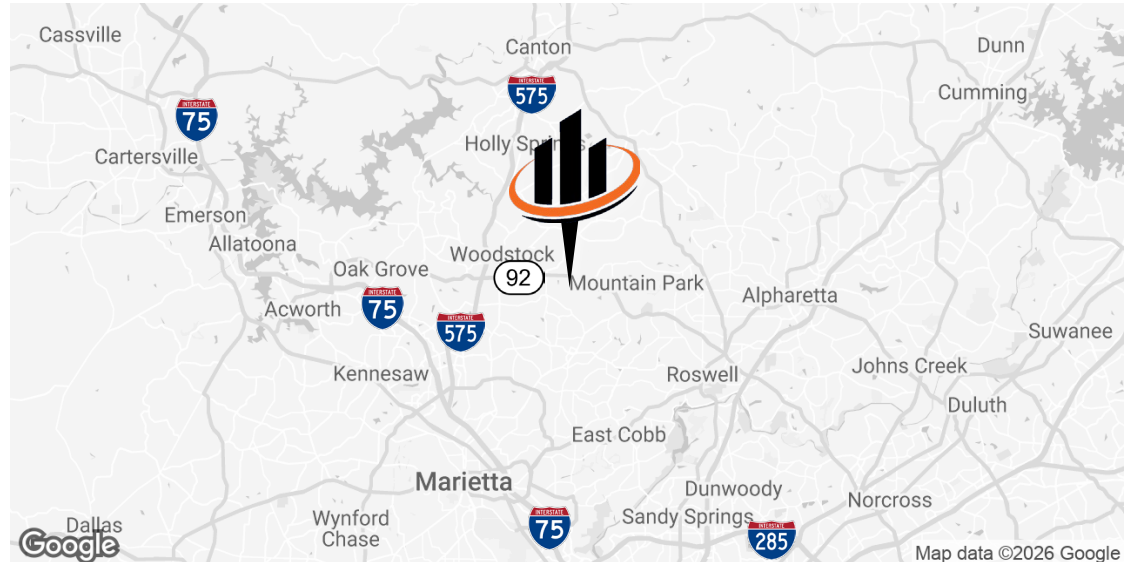
**AVG HH INCOME**

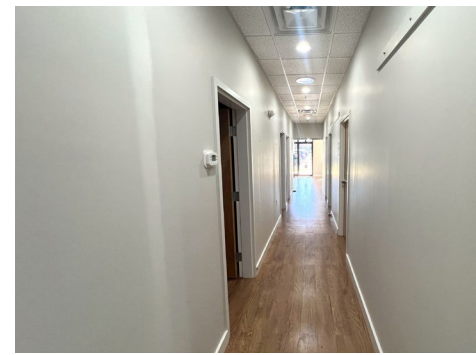
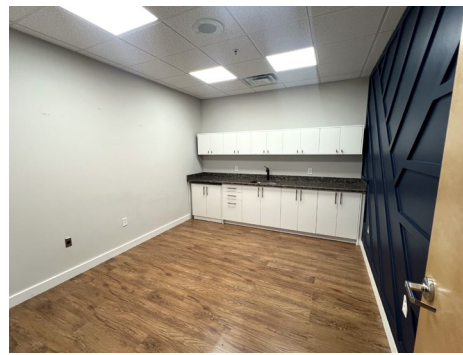
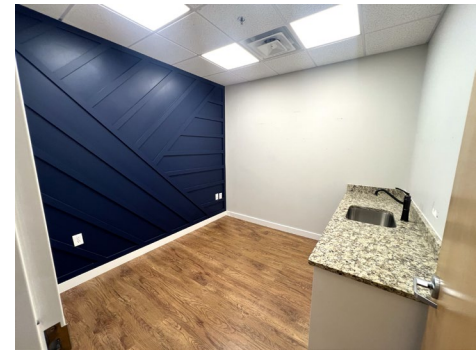
\$127,790
\$134,734
\$133,647



**MEDIAN HOME**

\$317,894
\$373,552
\$381,363







**EXCLUSIVELY LISTED BY:**

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