



Rendering



Current Status

For Lease

Woodstock Medical Center

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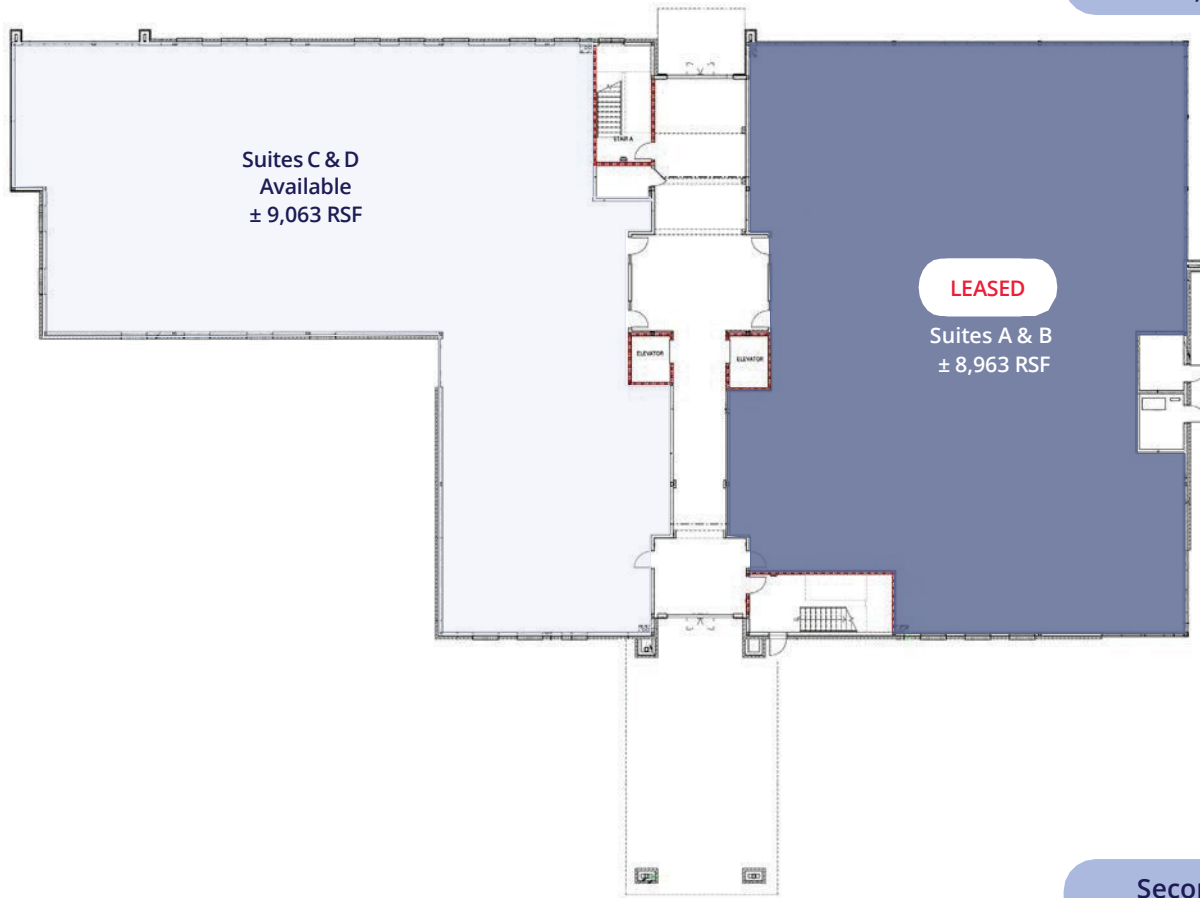
Colliers Atlanta
1230 Peachtree St NE
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7355 Main Street Woodstock, GA 30188

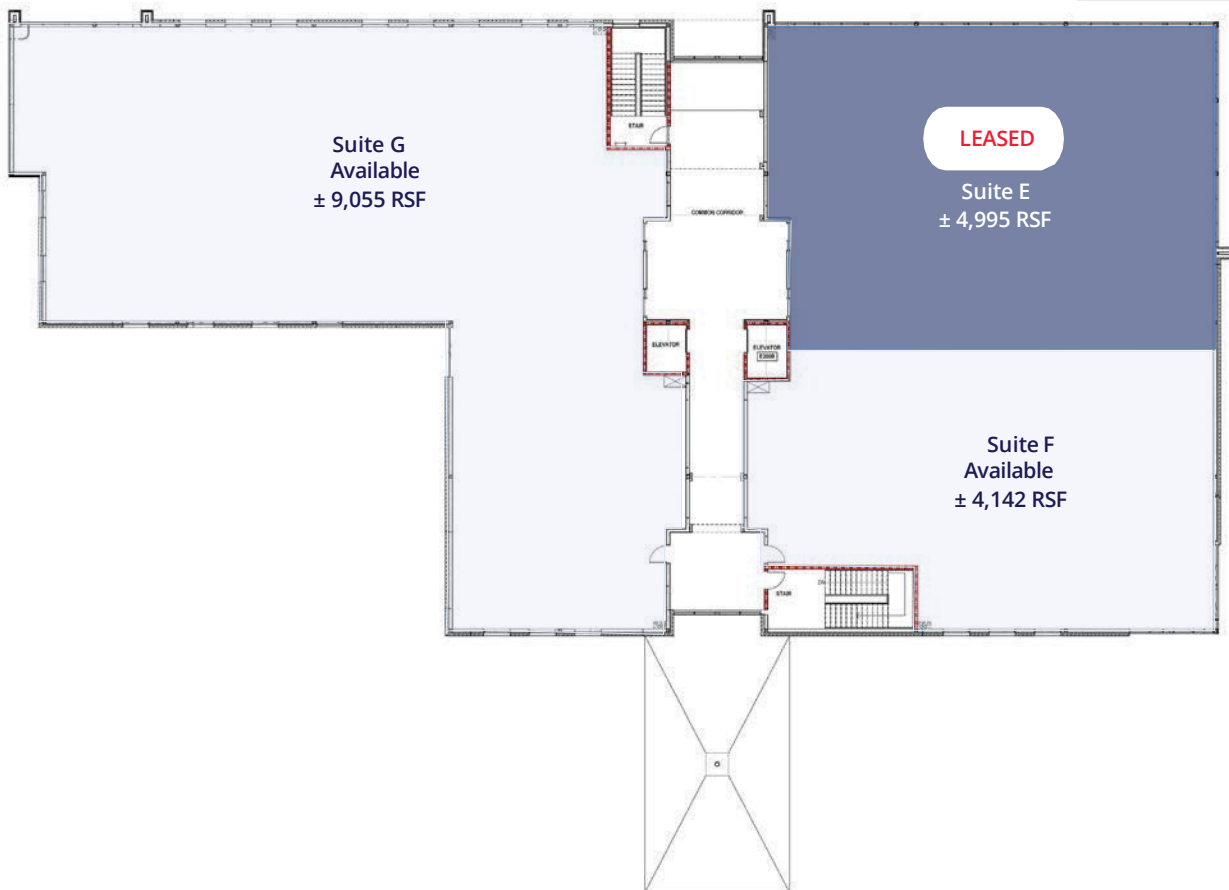
- **Rate:** Negotiable
- **Building Size:** ± 36,218 RSF
- **Available Space:** ± 2,450 - 22,260 RSF
- **Stories:** 2
- **Free Parking:** 4.5/1,000
- Suites with Lobby Exposure Available
- Close proximity to “The Outlet Shoppes”, restaurants and other retail
- ± 4 Miles from Wellstar Cherokee Health Park
- ± 1.2 Miles to I-575
- ± 1.7 Miles from Downtown Woodstock
- ± 12 Miles to Northside Cherokee Hospital
- Interparcel stop light access as well as right in, right out access

Floor Plans

First Floor
Remaining Availability
± 9,063 RSF



Second Floor
Remaining Availability
± 13,197 RSF



MAIN STREET
(A.K.A. OLD HIGHWAY #5)
(VARIABLE PUBLIC RIGHT-OF-WAY)

**NEW MEDICAL
OFFICE BLDG**
± 36,218 RSF
2-STORY



Updated Photos - Construction Progress



Inter-Parcel Access



Demographics

Within 3 Mile

62,737
POPULATION

42.54%
POPULATION GROWTH
SINCE 2010

\$124,500
AVG HH INCOME

\$8,224.37
AVG HEALTHCARE
SPENDING

\$5,319.82
AVG HEALTH INSURANCE
SPENDING

Within 5 Miles

161,950
POPULATION

26.85%
POPULATION GROWTH
SINCE 2010

\$131,230
AVG HH INCOME

\$8,762.85
AVG HEALTHCARE
SPENDING

\$5,680.43
AVG HEALTH INSURANCE
SPENDING

Within 10 Miles

501,136
POPULATION

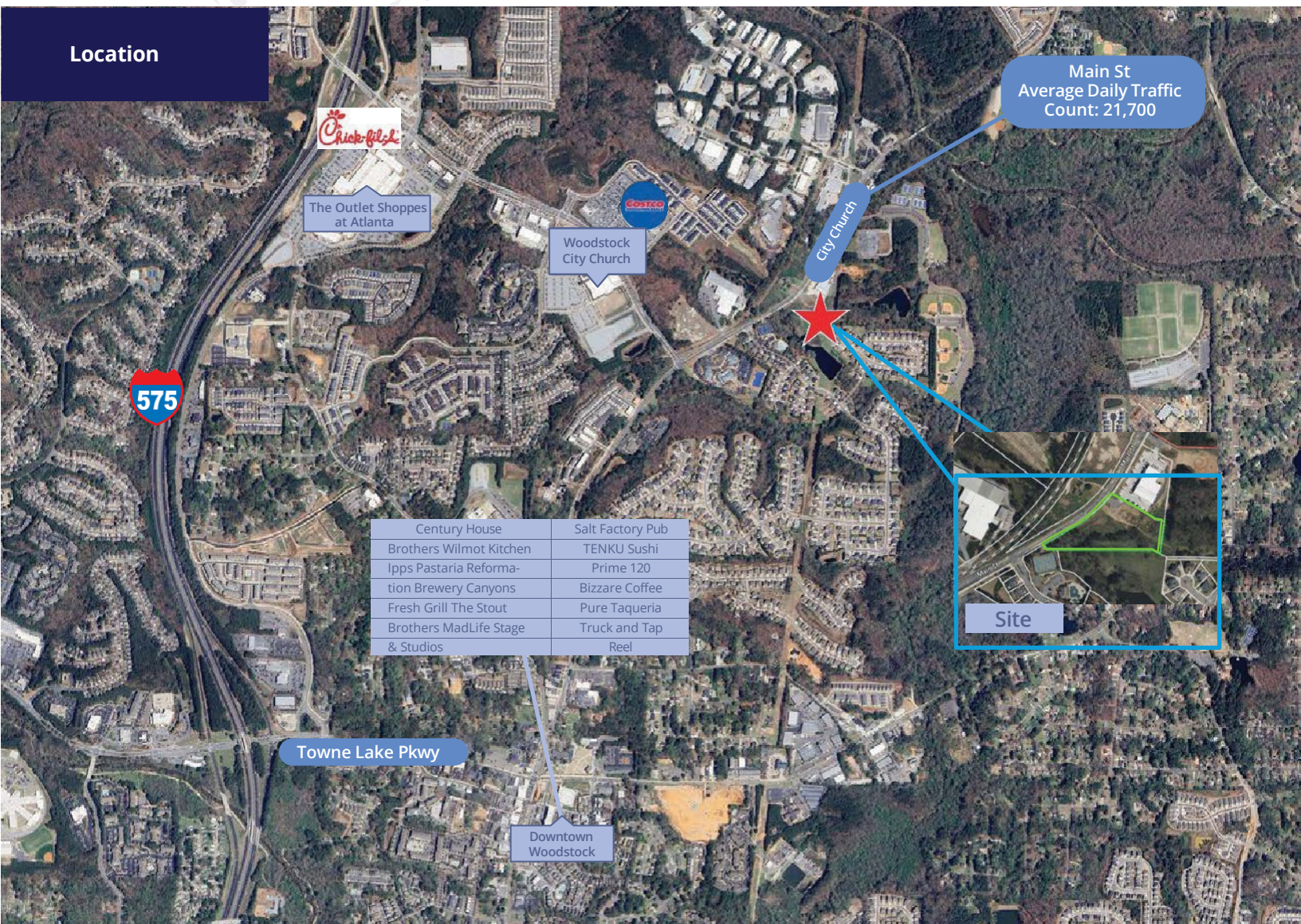
19.62%
POPULATION GROWTH
SINCE 2010

\$145,756
AVG HH INCOME

\$9,640.87
AVG HEALTHCARE
SPENDING

\$6,253.06
AVG HEALTH INSURANCE
SPENDING

Location



Century House	Salt Factory Pub
Brothers Wilmot Kitchen	TENKU Sushi
Ipps Pastaria Reformation	Prime 120
Brewery Canyons	Bizzare Coffee
Fresh Grill The Stout	Pure Taqueria
Brothers MadLife Stage & Studios	Truck and Tap
	Reel