



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a $\pm 6,700$ SF office suite available for lease at 130 Arnold Mill Park, Suite 100, in Downtown Woodstock.

This professionally built-out, turn-key suite offers a highly functional layout featuring a welcoming reception area, numerous private offices, two open-office/bullpen areas, two collaboration rooms, a large training room, a dedicated breakroom, IT room, and storage. It is ideally suited for professional, corporate, medical-administrative, or service-oriented users. Available January 2027 and shown by appointment only.

PROPERTY HIGHLIGHTS

- $\pm 6,700$ SF Turn-Key Office Suite
- Lease Rate: \$18.50/SF NNN
- NNN = \$3.49/SF
- Parking Around Building
- ± 18 Private Offices + (2) Open Bullpen Areas
- Large Training Room & (2) Collaboration Rooms
- Reception, Breakroom, IT, Storage & (2) Restrooms
- Walk to Downtown Woodstock | Minutes to I-575

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

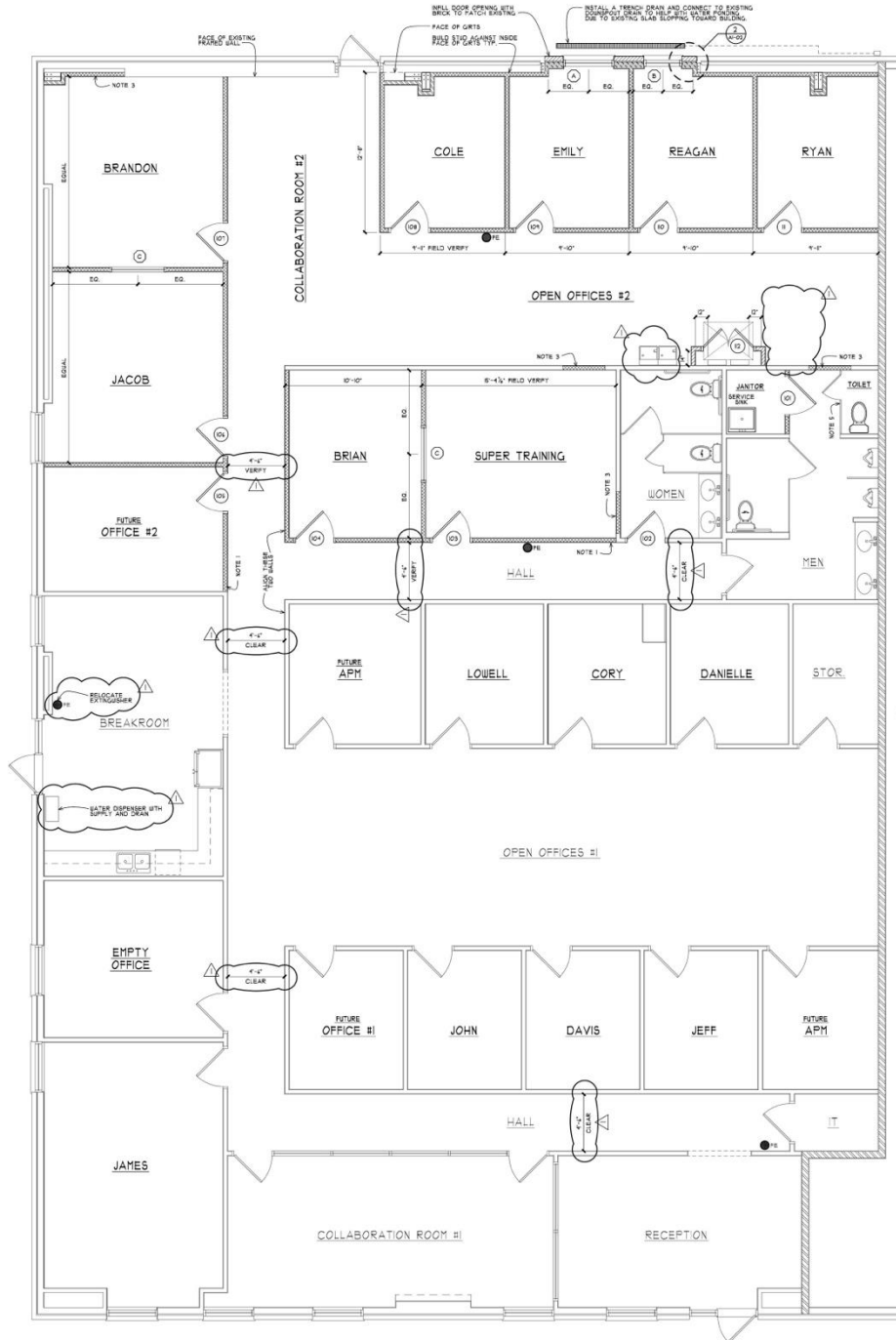
DAVID HACKER, CCIM

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1 NEW CONSTRUCTION FLOOR PLAN
A1-02 1/4" = 1'-0"

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AREA OVERVIEW

Downtown Woodstock

Suite 100 sits along Arnold Mill Park, just minutes from the heart of Downtown Woodstock — one of metro Atlanta's most sought-after small-town destinations. Recognized repeatedly among Georgia's best downtowns, the district offers a walkable mix of award-winning restaurants, breweries, and boutique retail, along with year-round concerts and festivals at The Park at City Center. The location pairs this lifestyle appeal with immediate I-575 access and one of the fastest-growing, highest-income trade areas in Cherokee County.

- Walkable dining, breweries & boutique retail
- Concerts & festivals at The Park at City Center
- The Outlet Shoppes at Atlanta nearby
- Easy access to I-575
- Rapidly growing, high-income county
- Strong daytime employment base

AREA DEMOGRAPHICS

ZIP 30188 · Trade Area

67,972

Population

25,509

Households

\$106,844

Median HH Income

\$128,344

Avg. HH Income

39.8

Median Age

City of Woodstock

37,381

Population

40,208

2026 Projected

\$103,496

Median HH Income

\$125,586

Avg. HH Income

64%

Owner-Occupied

Cherokee County

±282,000

Population

102,000

Households

\$108,115

Median HH Income

\$131,625

Avg. HH Income

\$60,352

Per Capita Income

Sources: U.S. Census Bureau / ACS 2020–2024 5-Year Estimates; ZIP, place & county geographies. Figures are estimates for general reference.

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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