



CORNER PROFESSIONAL OFFICE CONDO | NEXT TO CITY HALL & I-985, EXIT 16

4209 Oakwood Rd, Suite 112 | Oakwood, GA 30566

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OFFERING SUMMARY

4209 OAKWOOD RD, SUITE 112 | OAKWOOD, GA 30566



For Sale: \$199,900



Condo Suite 112:

- 1,000 +/- SF
- [Click for Floor Plan](#)
- (2) private offices, breakroom, and an open reception/waiting room.



City of Oakwood

Current Zoning: C-1

Year Built: 2005

Condo: 1,000 SF / Suite

Annual Association Fee



Excellent accessibility with convenient ingress and egress. Ample on-site parking for employees and clients. Ideal for professional office, medical, financial, insurance, legal, and service-oriented businesses.



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DOWNTOWN OAKWOOD

Oakwood is one of Hall County's fastest-growing communities, strategically located along the Interstate 985 corridor between Gainesville and Metro Atlanta. The city offers exceptional accessibility, a pro-business environment, and a steadily expanding population that continues to drive demand for commercial services and professional office space. Oakwood is home to a diverse mix of retail, healthcare, education, manufacturing, and distribution employers, creating a strong and stable economic foundation. Its proximity to major transportation routes, including I-985 and U.S. Highway 53, provides convenient access throughout Northeast Georgia and the greater Atlanta region. Supported by continued residential growth, ongoing commercial investment, and close proximity to Lake Lanier and the University of North Georgia's Gainesville Campus, Oakwood has become an increasingly attractive location for businesses seeking long-term growth and regional connectivity.

LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape.

UNIVERSITY OF NORTH GEORGIA | I-985

UNG serve as a major workforce pipeline for Northeast Georgia, supplying skilled employees in healthcare, advanced manufacturing, logistics, engineering, business, and technology. They also attract thousands of students, faculty, and employers to the area while supporting business recruitment and expansion through workforce training programs. Oakwood is driven by its position along the I-985 industrial and logistics corridor, where manufacturing, distribution, higher education, and workforce development converge.