

8590 Main Street Woodstock, GA 30188



Contact:

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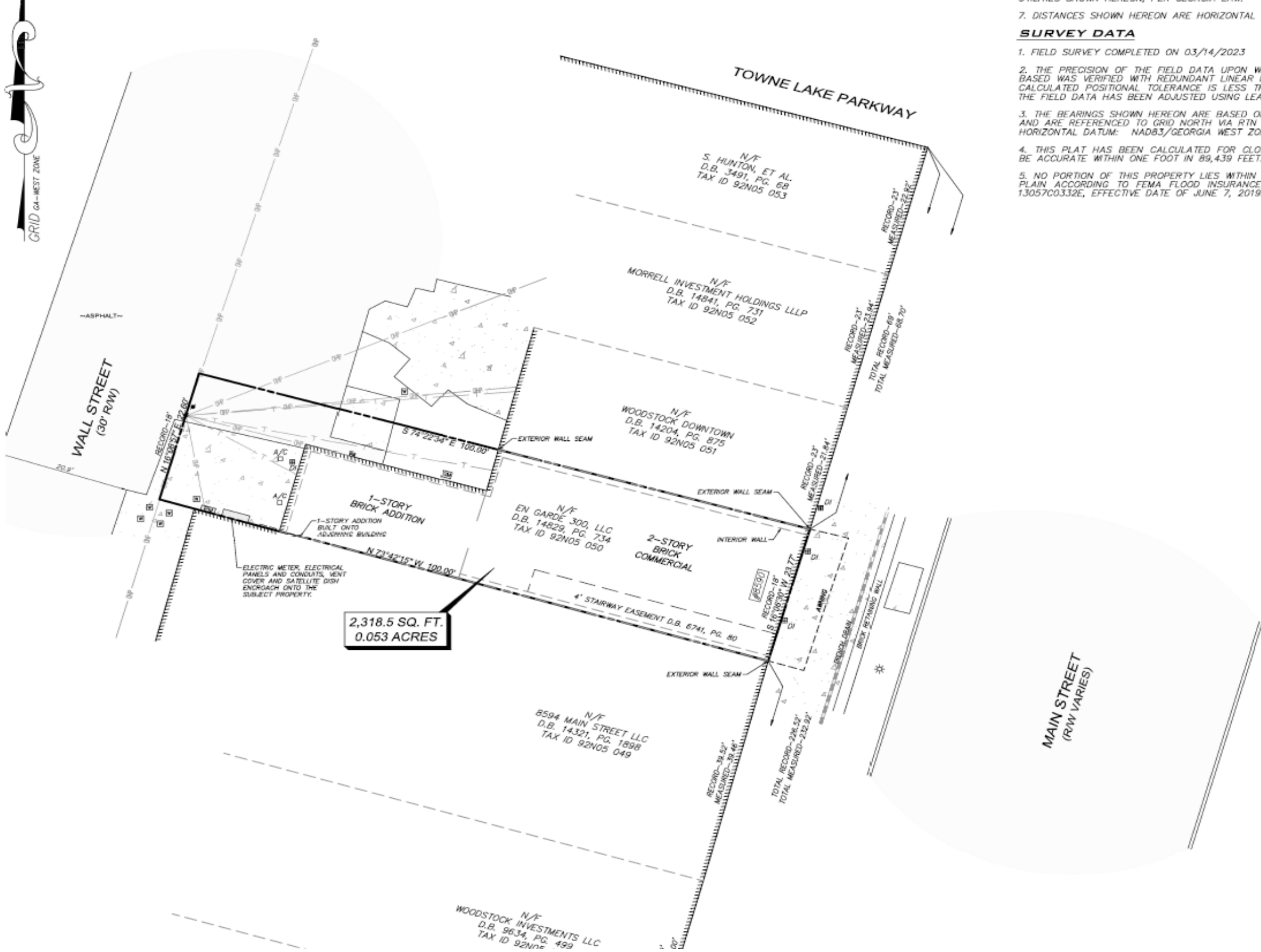
Property Highlights

- The property is located in the heart of Downtown Woodstock, a heavily populated area that boasts over 30 shops and restaurants.
- Offers great visibility from the corner of Main Street and Town Lake Pkwy.
- Offers three designated parking spaces in the rear of the building that could be used to expand the footprint of the building, in addition to street parking in front of the building.
- For Sale | 2,754 SF | 100% Vacant
- Zoned C3- Commercial

7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- 1. FIELD SURVEY COMPLETED ON 03/14/2023
- 2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
- 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,439 FEET.
- 5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0332E, EFFECTIVE DATE OF JUNE 7, 2019.



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Site Plan



AREA DEMOGRAPHICS



2023
Population

1 MILE	9,816
3 MILE	63,657
5 MILE	173,424



2023 Daytime
Population

1 MILE	4,858
3 MILE	28,010
5 MILE	57,332



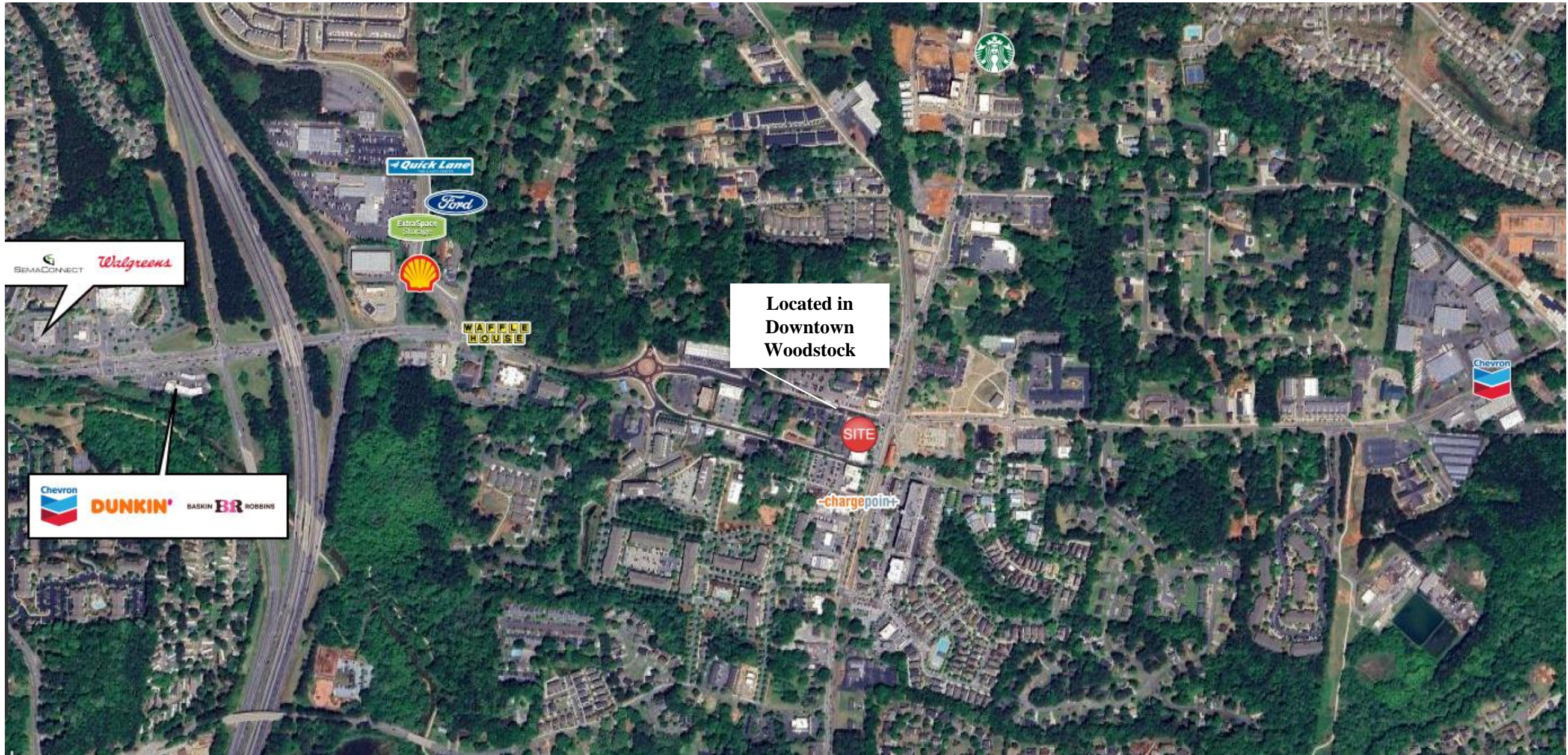
Household 2023

1 MILE	4,252
3 MILE	25,148
5 MILE	64,387



Household
Income

1 MILE	\$93,455
3 MILE	\$118,383
5 MILE	\$134,091



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Trade Area Overview

