

For Sale



140

Hickory Flat Hwy

±3 ACRES

Industrial / Retail • Yard Storage

7919 Hickory Flat Hwy • Woodstock, GA 30188

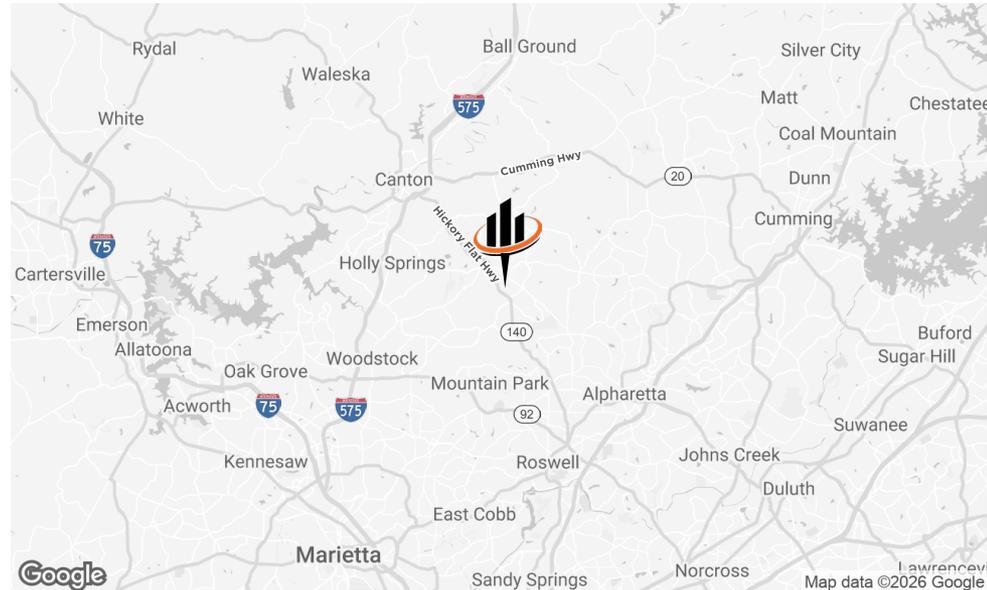


Industrial / Retail Site + Yard Storage

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Offering Summary

Sale Price	\$1,100,000
Land Size	±2.93 Acres
Existing Structure	1,200 SF (Office Building)
Zoning	GC (General Commercial)
Market	NW Atlanta Cherokee County
Parcel No. (APN)	02N03 136
Traffic Count	15,000 VPD



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,181	22,092	67,388
2029 Projection	2,459	25,286	75,609
Median Age	42.7	44	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	728	7,659	22,593
Persons Per HH	3	2.9	2.9
Average HH Income	\$148,825	\$140,700	\$148,076
Median Home Value	\$464,550	\$444,266	\$433,513

Offering Highlights

- Prime Industrial/Retail Site with Outside/Equipment Storage
- Zoned GC with variance to operate loud machinery
- Ideal for blue-collar and service-oriented businesses requiring outdoor storage, heavy equipment, and operational flexibility
- office building on-site, suitable for owner-user or operational headquarters
- Expansive yard space supporting fleet parking, material storage, and equipment staging
- Located directly on Hickory Flat Hwy, a major thoroughfare offering strong visibility and access
- Well-positioned in Woodstock/Cherokee County an affluent trade area with an average household income of \$148,825 within 1 mile







EXCLUSIVELY LISTED BY:

Jake Creviston

Senior Brokerage Advisor

770.557.5206

j.creviston@svn.com

Colin Crowe

Brokerage Advisor

678.628.9128

colin.crowe@svn.com



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