



For Sale

±1,200 SF
Office

Hickory Flat Hwy

±3 AC Site + Yard Storage

7919 Hickory Flat Hwy • Woodstock, GA 30188

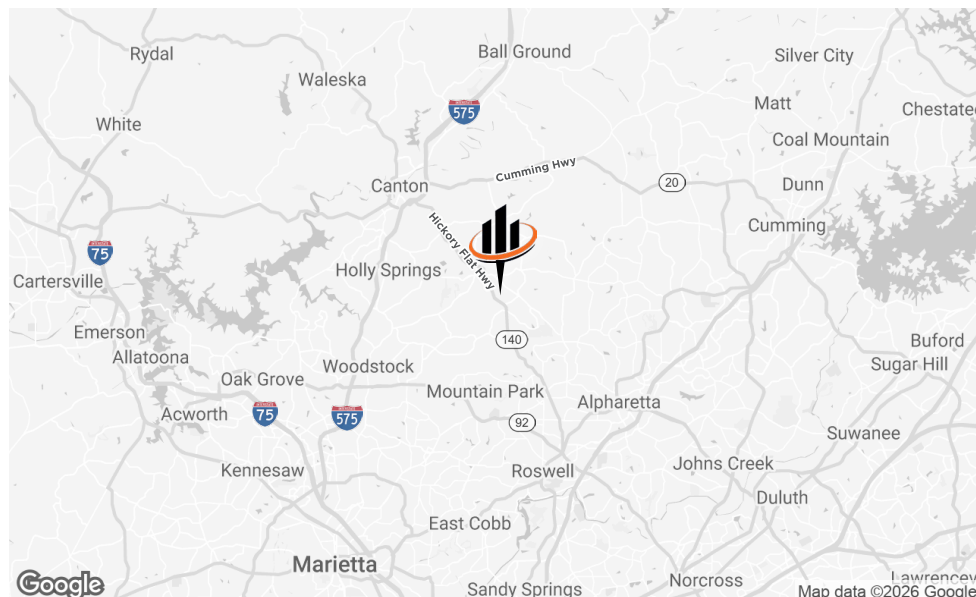


Prime Commercial Site + Yard Storage

7919 Hickory Flat Hwy • Woodstock, GA 30188

Offering Summary

| | |
|---------------------------|------------------------------|
| Sale Price | \$1,100,000 |
| Land Size | ±2.93 Acres |
| Existing Structure | 1,174 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

- Zoned General Commercial 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:

Colin Crowe

Brokerage Advisor

678.628.9128

colin.crowe@svn.com



DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this Offering Brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.