

# For Sale



**±3 AC Site + Yard Storage**

7919 Hickory Flat Hwy • Woodstock, GA 30188

 **SVN**  
SECOND STORY  
ATLANTA

# Prime Commercial Site + Yard Storage

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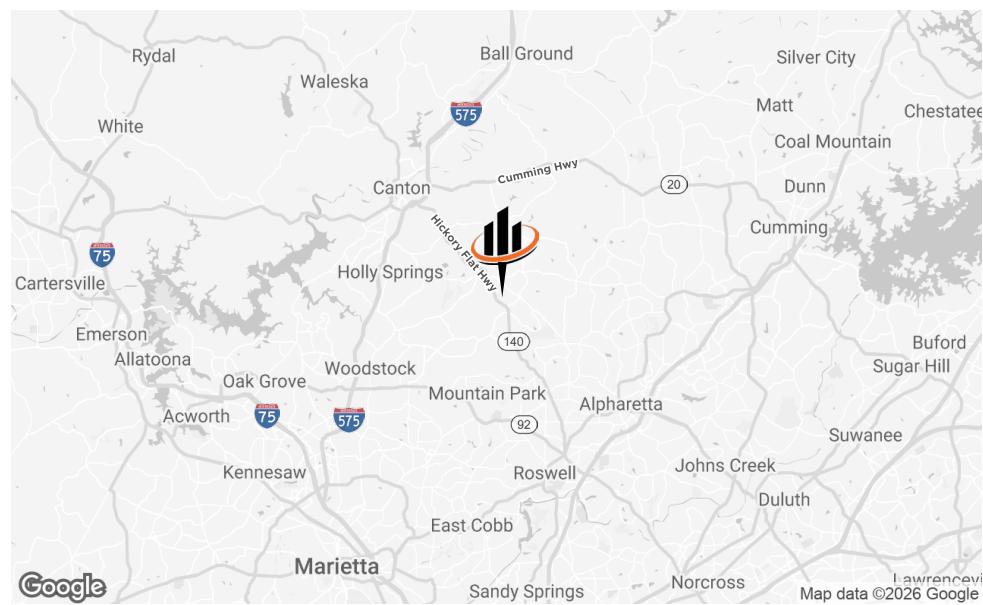
## Offering Summary

<b>Sale Price</b>	<b>\$1,100,000</b>
<b>Land Size</b>	<b>±2.93 Acres</b>
<b>Existing Structure</b>	<b>1,174 SF (Office Building)</b>
<b>Zoning</b>	<b>GC (General Commercial)</b>
<b>Market</b>	<b>NW Atlanta   Cherokee County</b>
<b>Parcel No. (APN)</b>	<b>02N03 136</b>
<b>Traffic Count</b>	<b>15,000 VPD</b>

## Demographics



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

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