



For Lease

Woodstock Medical Center

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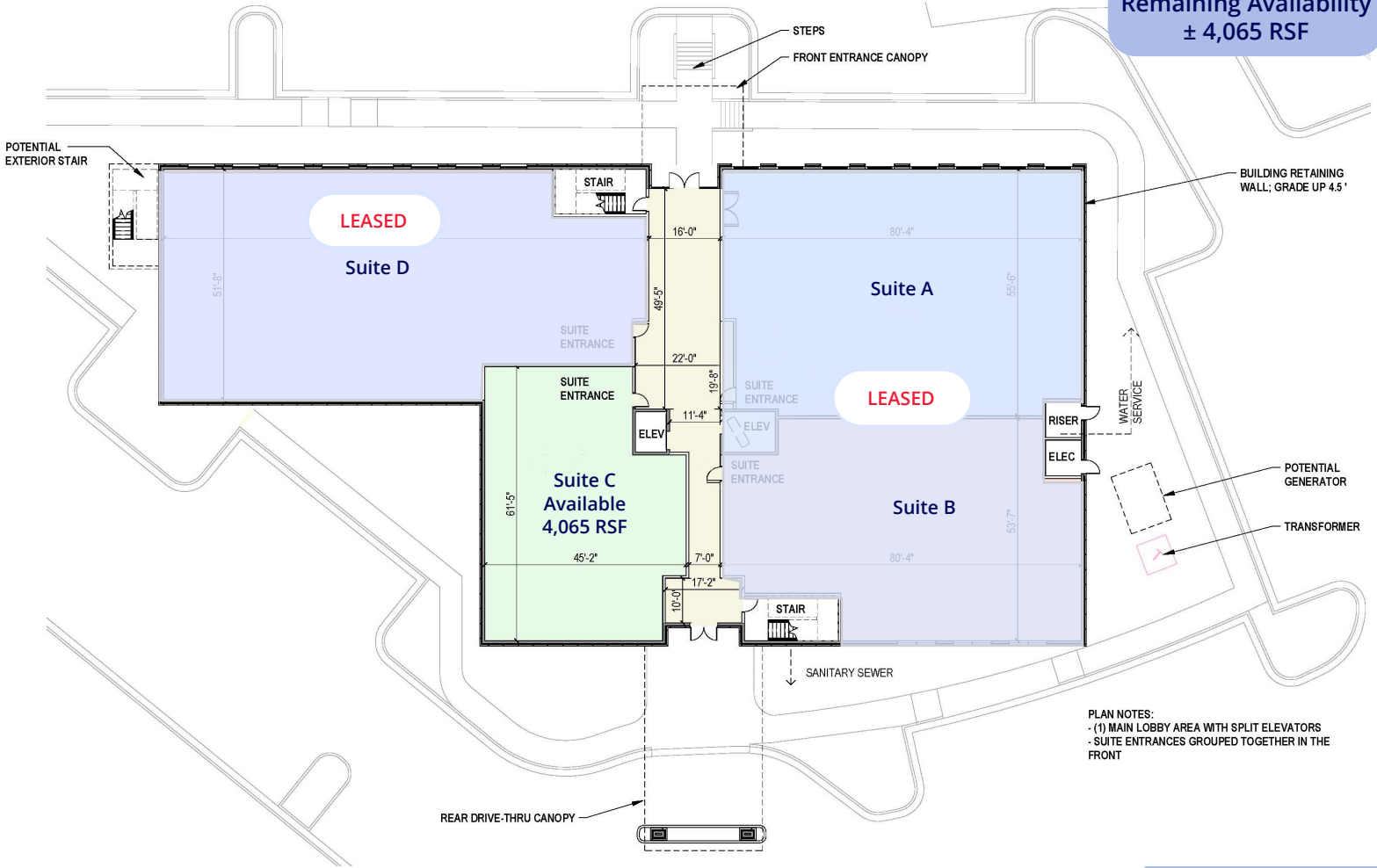
- **Rate:** Negotiable
- **Building Size:** ± 36,218 RSF
- **Available Space:** ± 2,450 - 21,805 RSF
- **Stories:** 2
- **Free Parking:** 4.5/1,000
- Suites with Lobby Exposure Available
- Close proximity to "The Outlet Shoppes", restaurants and other retail
- ± 4 Miles from Wellstar Cherokee Health Park
- ± 1.2 Miles to I-575
- ± 1.7 Miles from Downtown Woodstock
- ± 12 Miles to Northside Cherokee Hospital

Current Construction Timeline

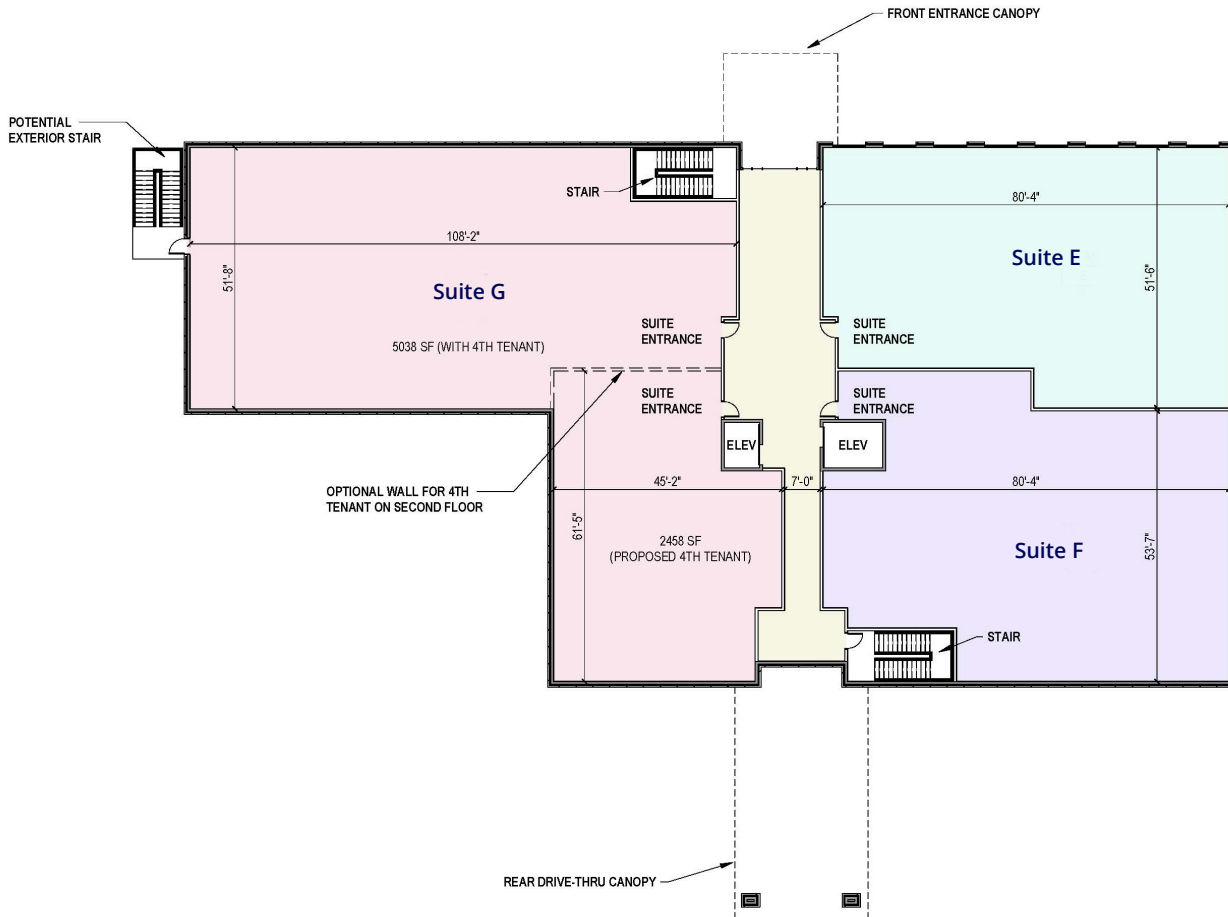
- Commencement of Tenant Buildout - January 2026
- Shell Completion Date - February 2026

Floor Plans

First Floor
Remaining Availability
± 4,065 RSF



Second Floor
Remaining Availability
± 17,740 RSF



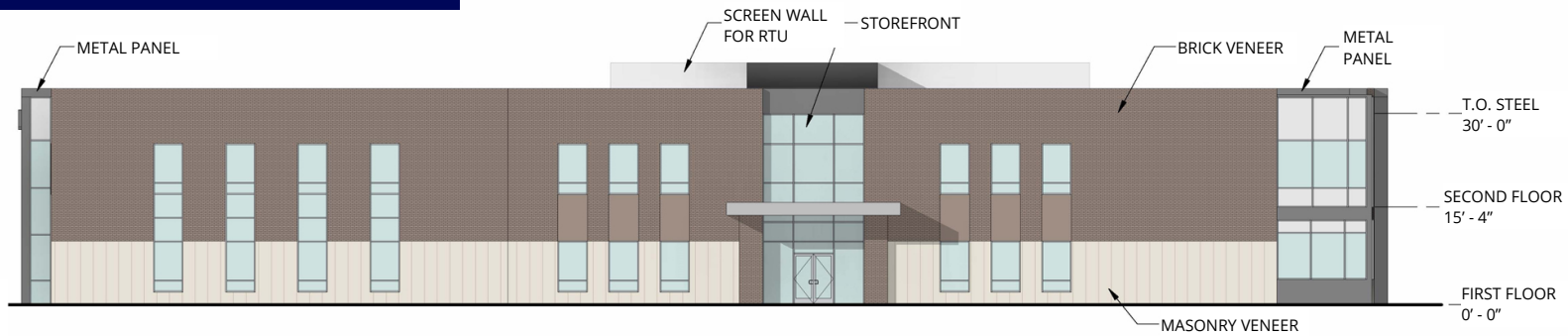
Site Plan & Renderings



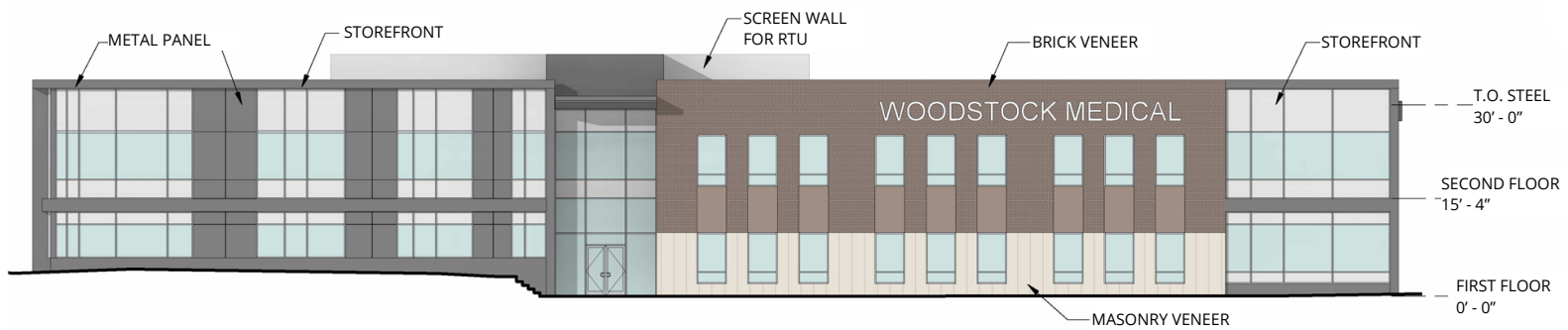
Updated Photos - Construction Progress



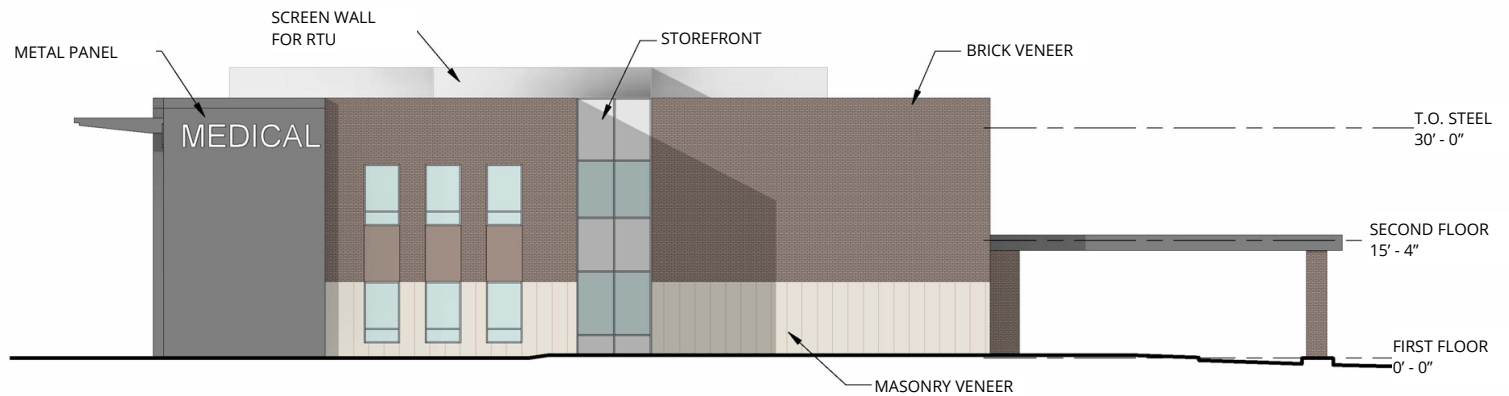
Building Elevations



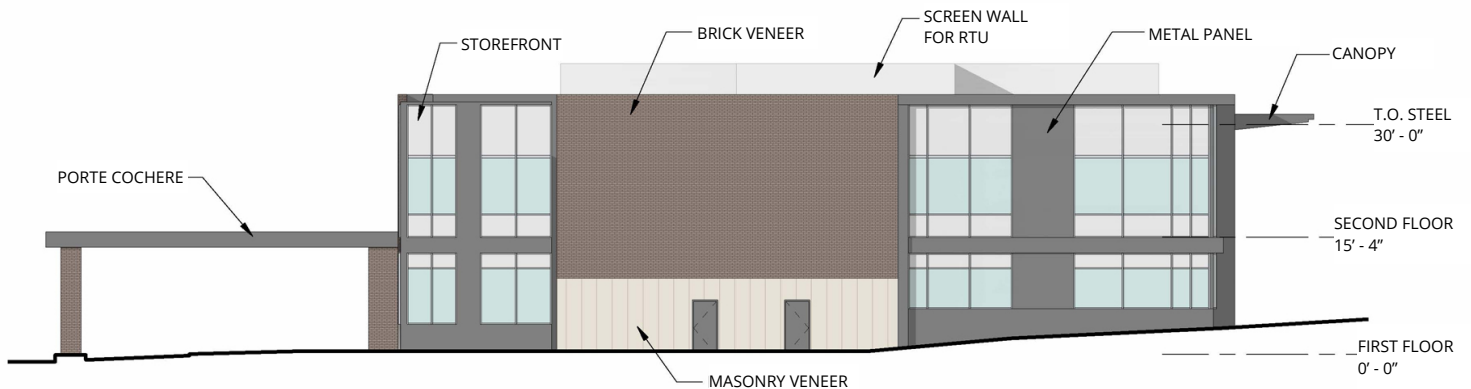
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

Demographics

<u>Within 3 Mile</u>	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
62,737 POPULATION	161,950 POPULATION	501,136 POPULATION
42.54% POPULATION GROWTH SINCE 2010	26.85% POPULATION GROWTH SINCE 2010	19.62% POPULATION GROWTH SINCE 2010
\$124,500 AVG HH INCOME	\$131,230 AVG HH INCOME	\$145,756 AVG HH INCOME
\$8,224.37 AVG HEALTHCARE SPENDING	\$8,762.85 AVG HEALTHCARE SPENDING	\$9,640.87 AVG HEALTHCARE SPENDING
\$5,319.82 AVG HEALTH INSURANCE SPENDING	\$5,680.43 AVG HEALTH INSURANCE SPENDING	\$6,253.06 AVG HEALTH INSURANCE SPENDING

Location

