



# For Lease

Woodstock Medical Center

## CONTACT US

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7355 Main Street  
Woodstock, GA 30188

- **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

### **Colliers Atlanta**

1230 Peachtree St NE

Suite 800

Atlanta, GA 30309

Main: +1 404 888 9000

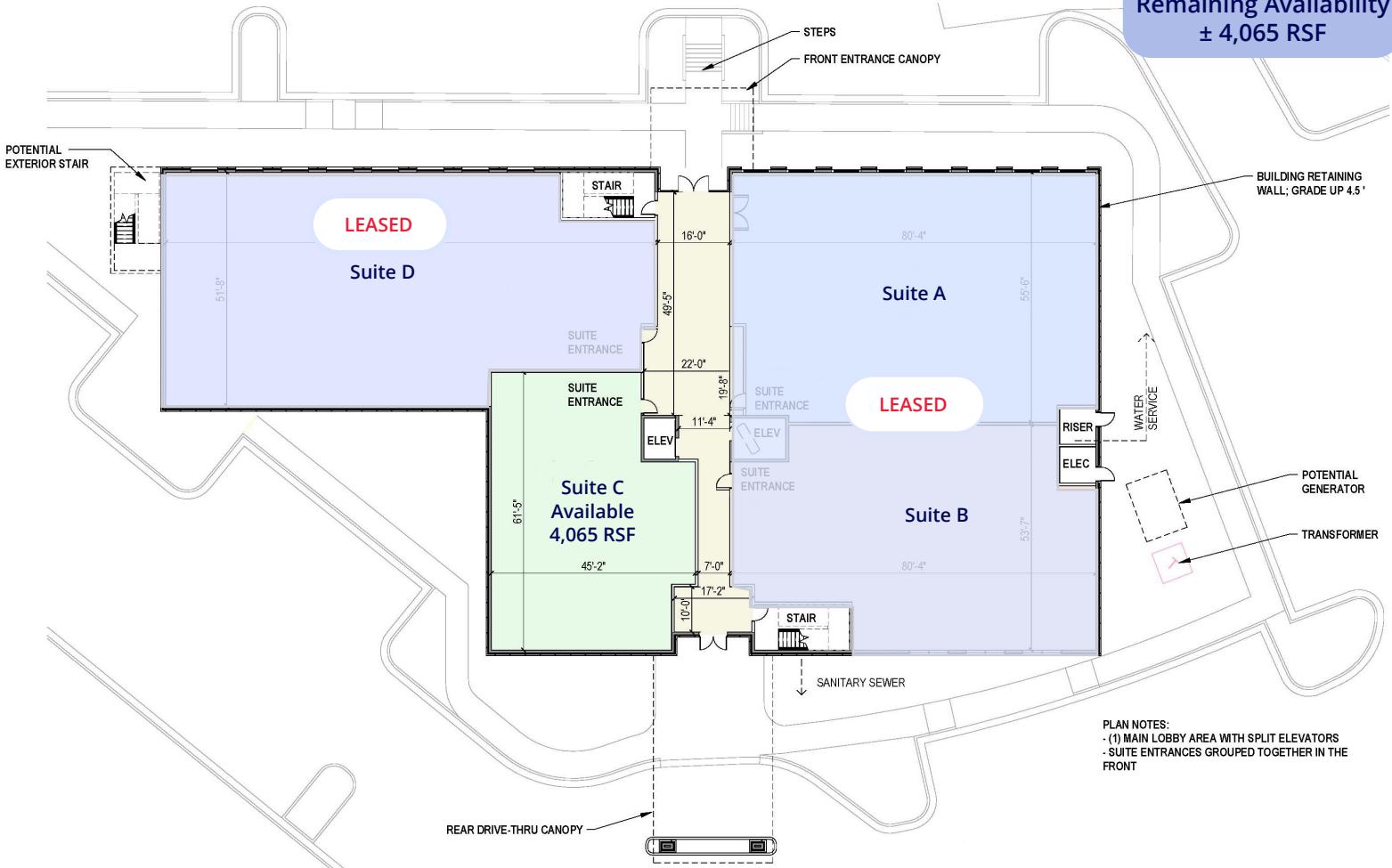
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### **Current Construction Timeline**

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

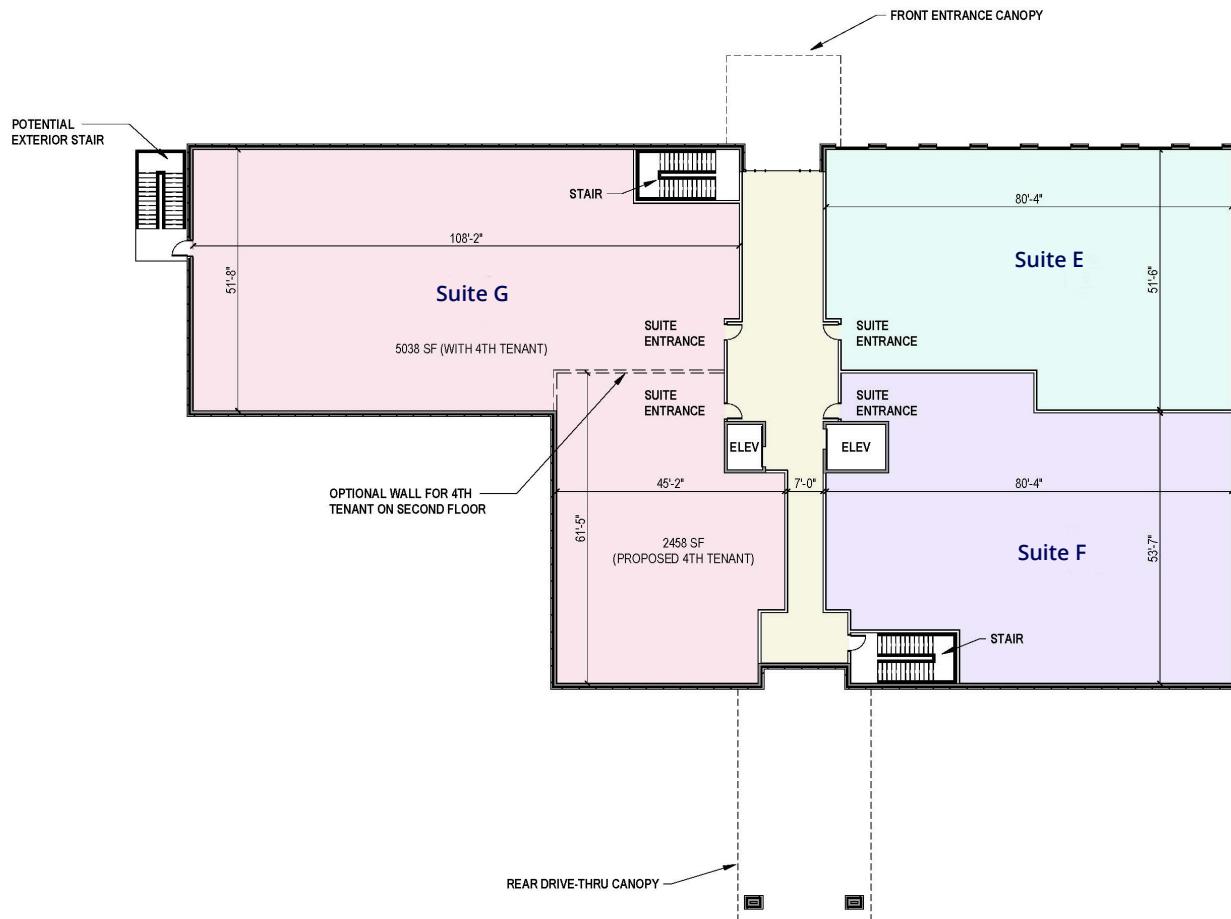
## Floor Plans

First Floor  
Remaining Availability  
± 4,065 RSF



PLAN NOTES:  
- (1) MAIN LOBBY AREA WITH SPLIT ELEVATORS  
- SUITE ENTRANCES GROUPED TOGETHER IN THE FRONT

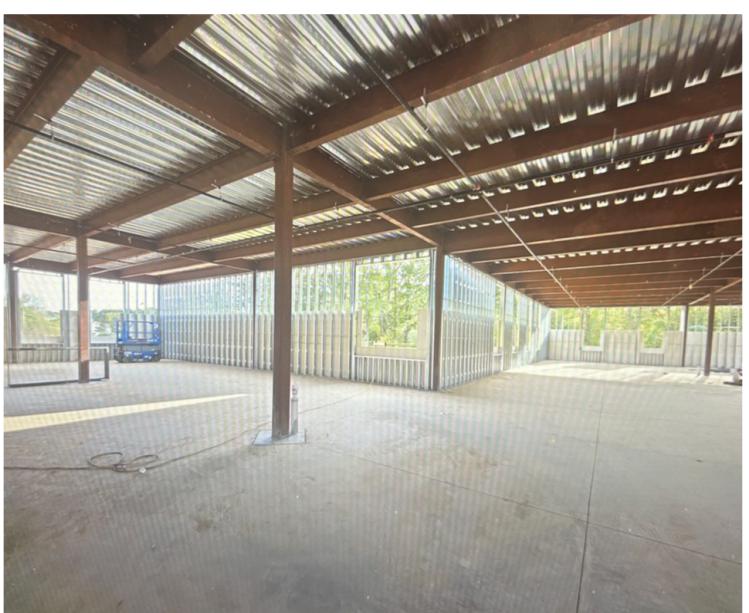
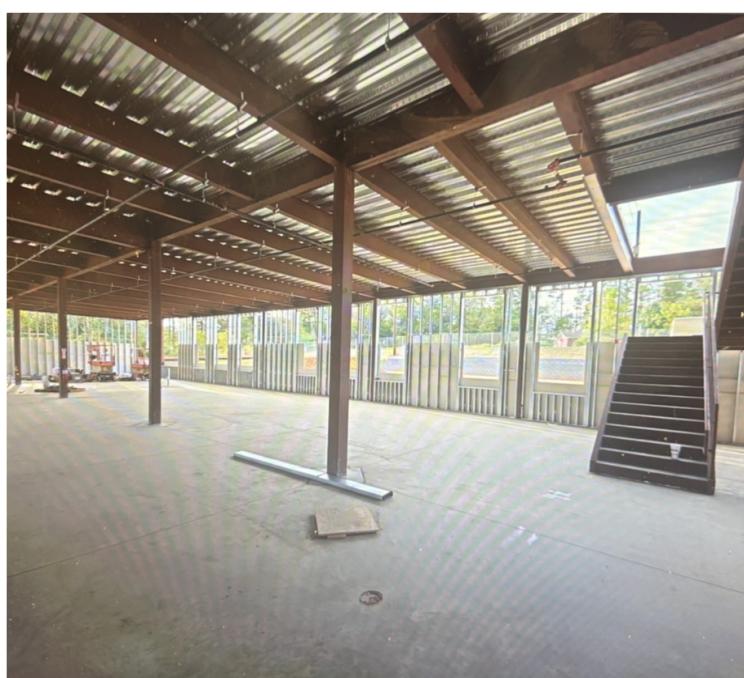
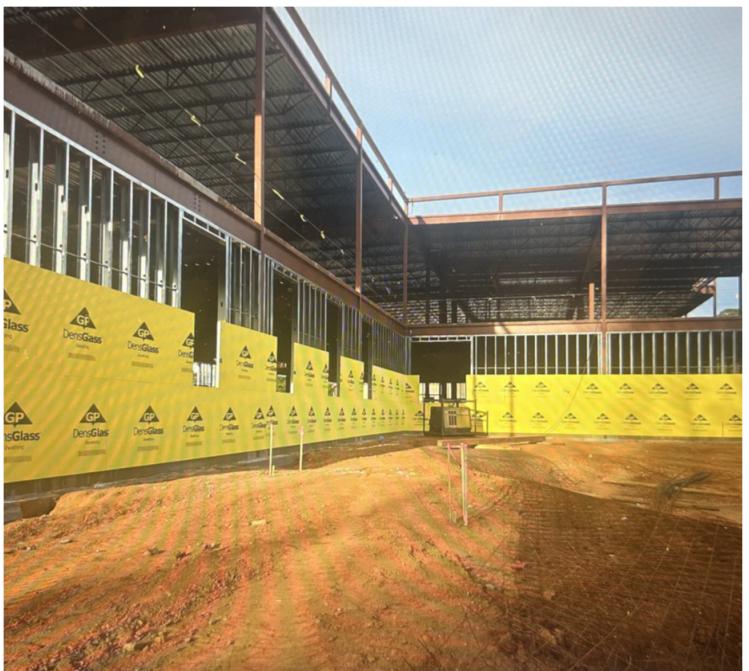
Second Floor  
Remaining Availability  
± 17,740 RSF



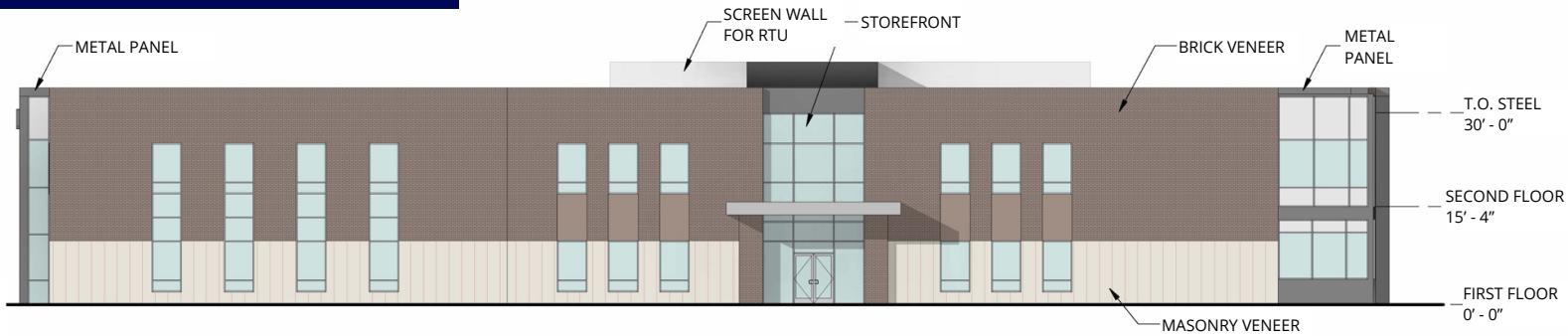
## Site Plan & Renderings



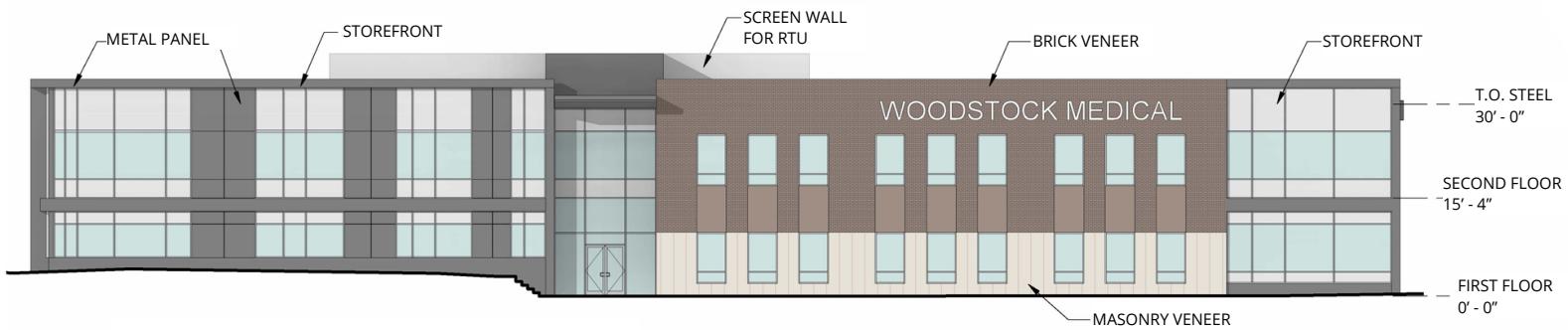
## Updated Photos - Construction Progress



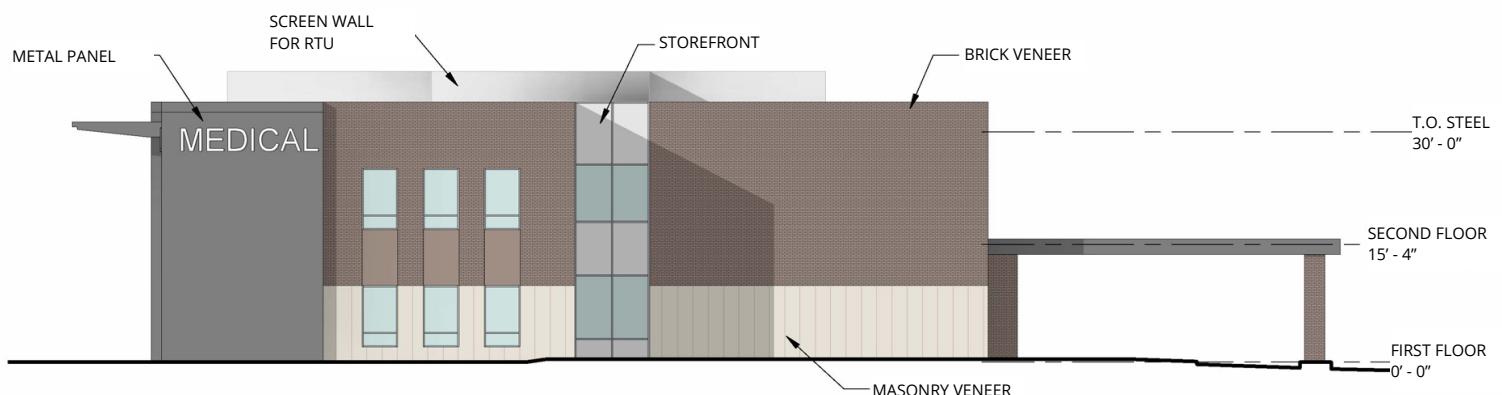
## Building Elevations



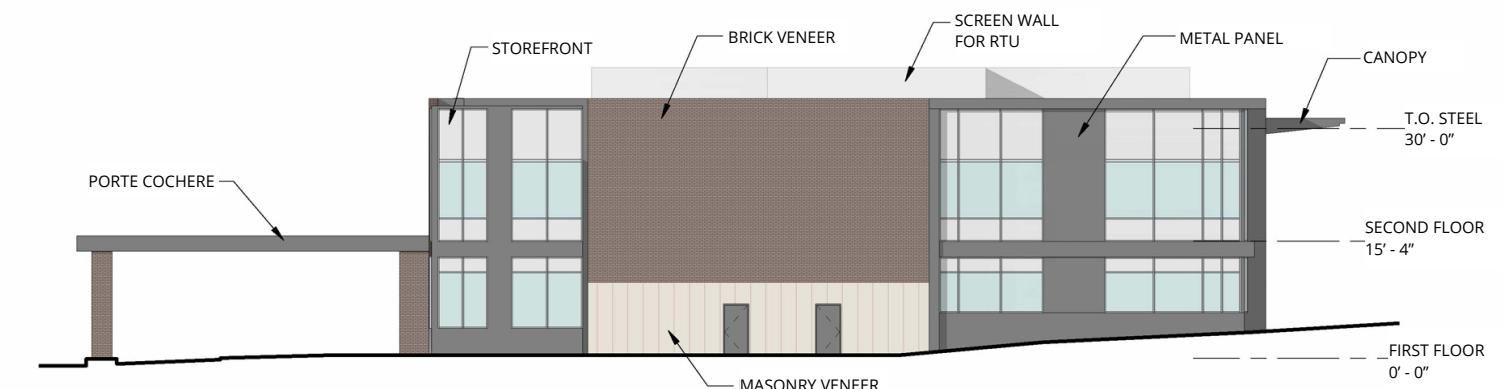
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



## Demographics

Within 3 Mile	Within 5 Miles	Within 10 Miles
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

