



Rendering



Current Status

# For Lease

## Woodstock Medical Center

### CONTACT US

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# 7355 Main Street Woodstock, GA 30188

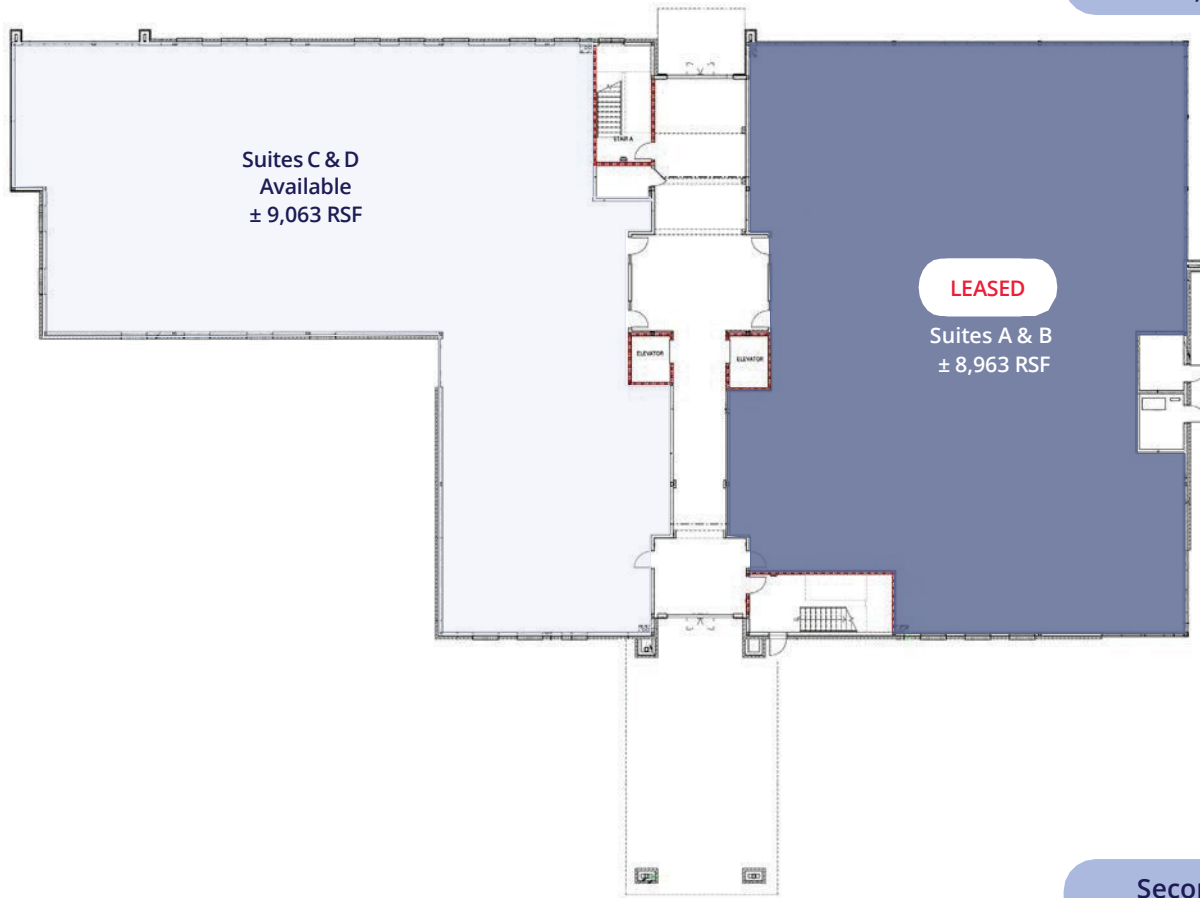
- **Rate:** Negotiable
- **Building Size:** ± 36,218 RSF
- **Available Space:** ± 2,450 - 22,260 RSF
- **Stories:** 2
- **Free Parking:** 4.5/1,000
- Suites with Lobby Exposure Available
- Close proximity to "The Outlet Shoppes", restaurants and other retail
- ± 4 Miles from Wellstar Cherokee Health Park
- ± 1.2 Miles to I-575
- ± 1.7 Miles from Downtown Woodstock
- ± 12 Miles to Northside Cherokee Hospital

### Current Construction Timeline

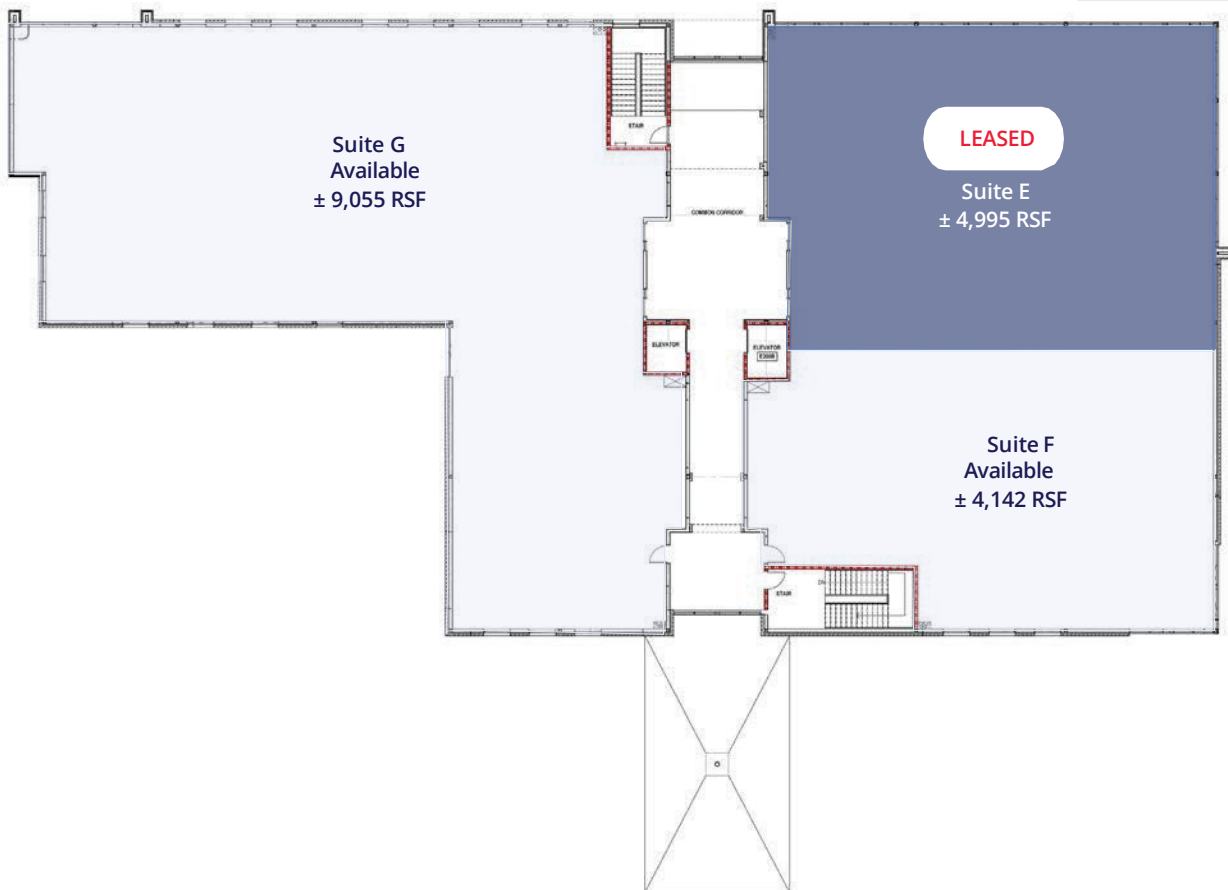
- Commencement of Tenant Buildout - January 2026
- Shell Completion Date - February 2026

# Floor Plans

First Floor  
Remaining Availability  
± 9,063 RSF



Second Floor  
Remaining Availability  
± 13,197 RSF



**MAIN STREET**  
(A.K.A. OLD HIGHWAY #5)  
(VARIABLE PUBLIC RIGHT-OF-WAY)

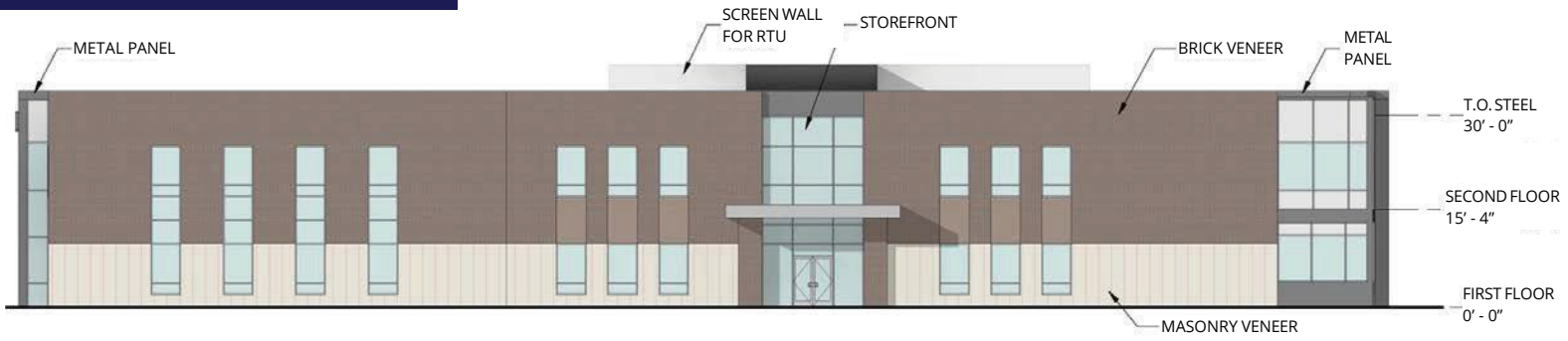
**NEW MEDICAL  
OFFICE BLDG**  
± 36,218 RSF  
2-STORY



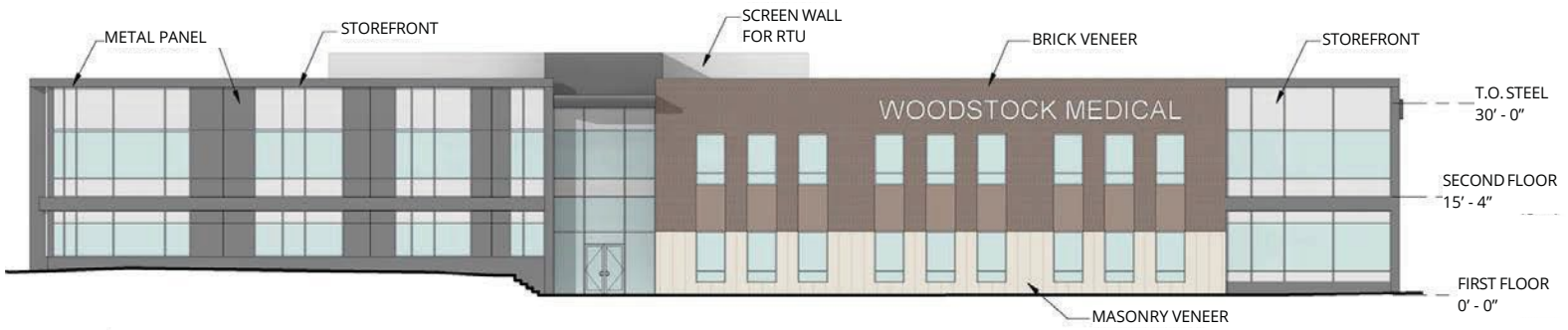
Updated Photos - Construction Progress



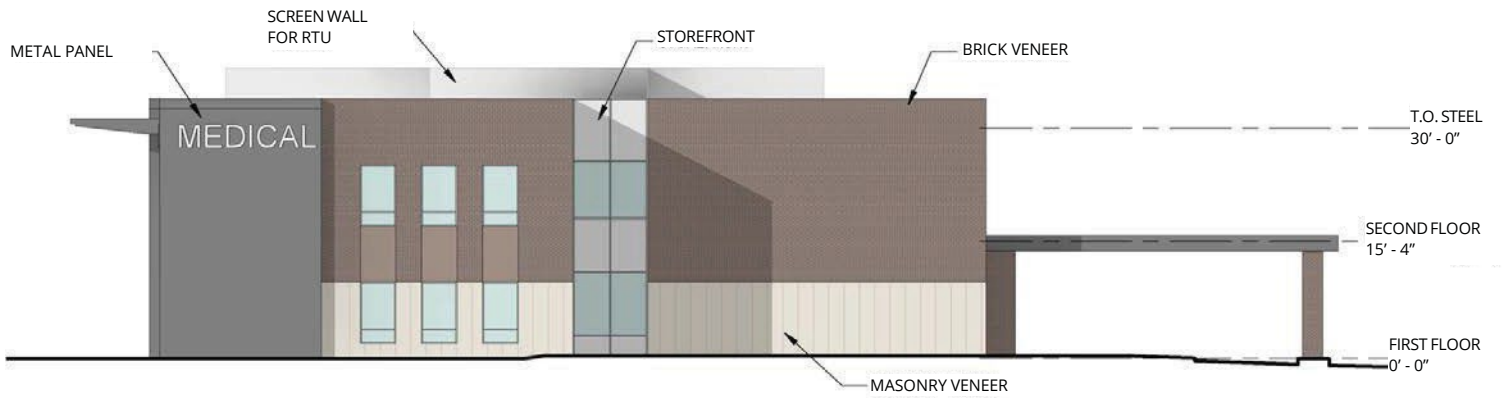
# Building Elevations



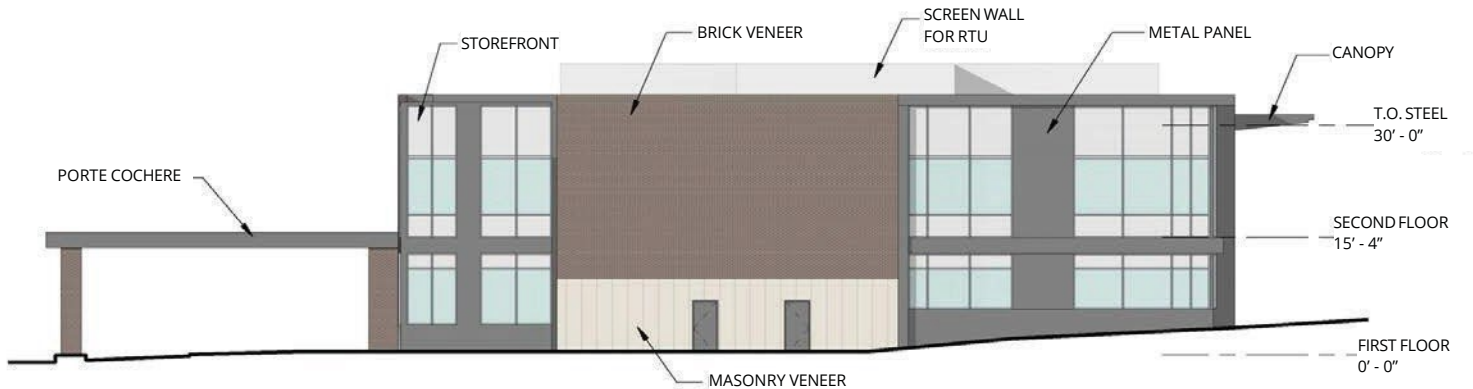
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

## Demographics

### Within 3 Mile

62,737  
POPULATION

42.54%  
POPULATION GROWTH  
SINCE 2010

\$124,500  
AVG HH INCOME

\$8,224.37  
AVG HEALTHCARE  
SPENDING

\$5,319.82  
AVG HEALTH INSURANCE  
SPENDING

### Within 5 Miles

161,950  
POPULATION

26.85%  
POPULATION GROWTH  
SINCE 2010

\$131,230  
AVG HH INCOME

\$8,762.85  
AVG HEALTHCARE  
SPENDING

\$5,680.43  
AVG HEALTH INSURANCE  
SPENDING

### Within 10 Miles

501,136  
POPULATION

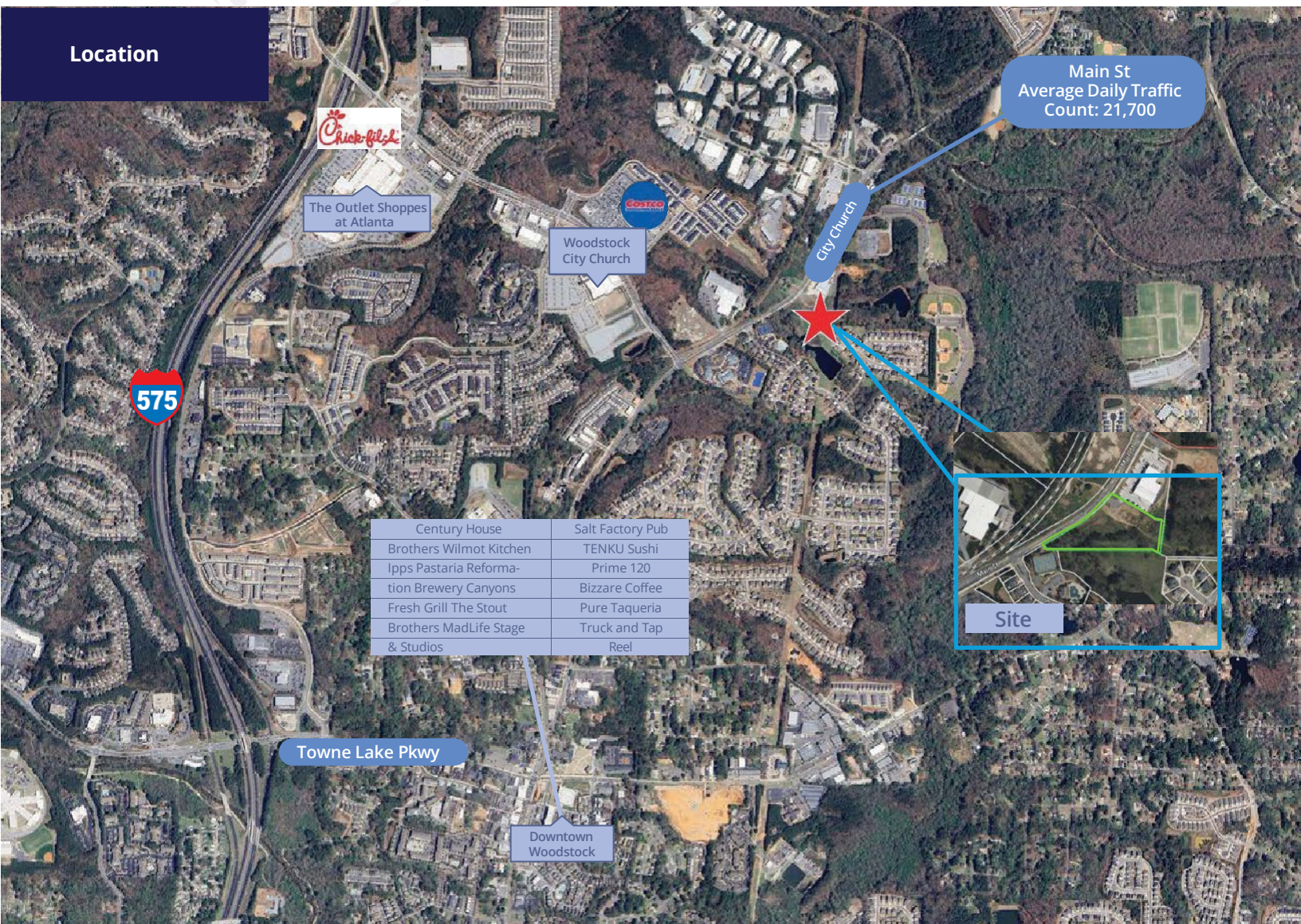
19.62%  
POPULATION GROWTH  
SINCE 2010

\$145,756  
AVG HH INCOME

\$9,640.87  
AVG HEALTHCARE  
SPENDING

\$6,253.06  
AVG HEALTH INSURANCE  
SPENDING

## Location



Century House	Salt Factory Pub
Brothers Wilmot Kitchen	TENKU Sushi
Ipps Pastaria Reformation	Prime 120
Brewery Canyons	Bizzare Coffee
Fresh Grill The Stout	Pure Taqueria
Brothers MadLife Stage & Studios	Truck and Tap
	Reel