



## 18425 Main Street

Woodbury, Georgia 30293

### Property Highlights

- +/- 80,840 SF facility featuring a +/- 19,596 SF gymnasium
- Includes classrooms, private offices, auditorium, cafeteria with kitchen, and gym
- Ideal for educational, institutional, or community use
- Only one hour from Atlanta International Airport

### Property Overview

Discover a unique opportunity in the heart of Woodbury, GA! This expansive +/- 100,436 SF facility on +/- 17 acres at 18425 Main Street offers incredible versatility for a wide range of uses - from educational and recreational purposes to institutional or redevelopment opportunities. The property features a +/- 19,596 SF gymnasium, multiple classrooms, private offices, a spacious auditorium, and a cafeteria with a full-service kitchen. Outdoor amenities include several sports fields and a playground, providing ample space for athletic programs or community events. With its impressive footprint and adaptable layout, this property is well-suited for schools, training centers, community organizations, or investors seeking a large-scale facility with endless potential.

### Offering Summary

<b>Sale Price:</b>	\$2,500,000
<b>Building Size:</b>	+/- 100,436 SF
<b>Lot Size:</b>	17.08 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	60	138	434
<b>Total Population</b>	146	333	1,043
<b>Average HH Income</b>	\$60,614	\$60,747	\$61,236

### For More Information

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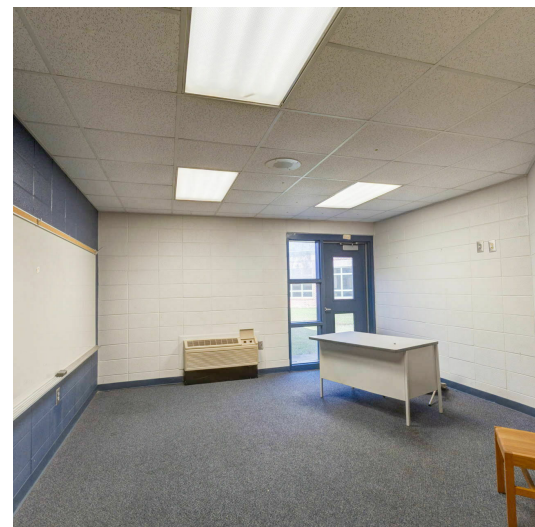
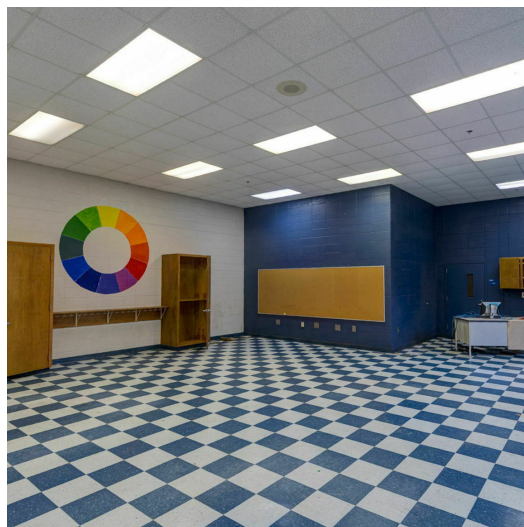




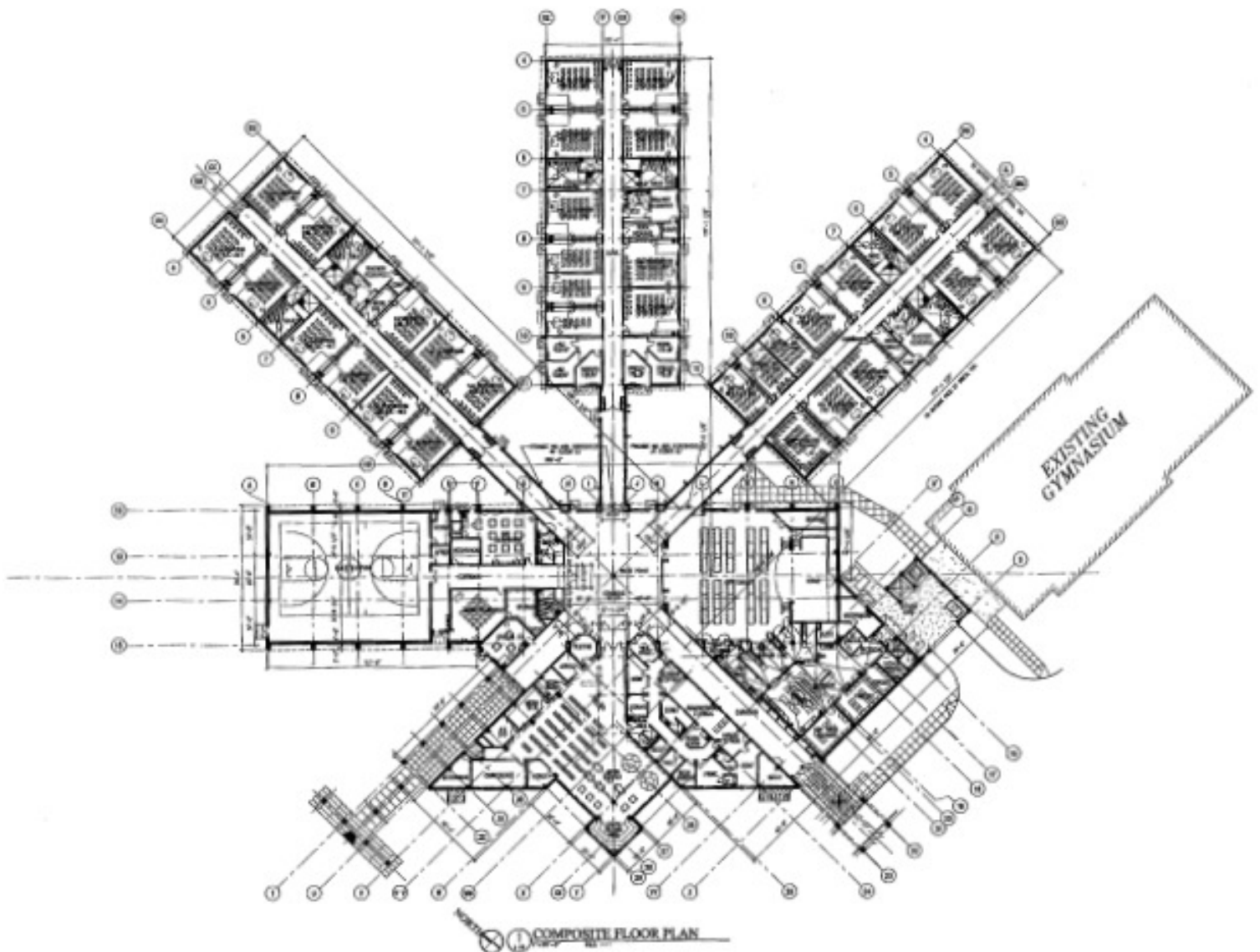
## Contingencies

- Use Restriction: The property may not be used as a K–12 school.
- Eagle Statue Landmark: The eagle statue located on-site is considered a landmark. If the buyer wishes to remove it, the school system must be given adequate time to relocate it prior to removal.

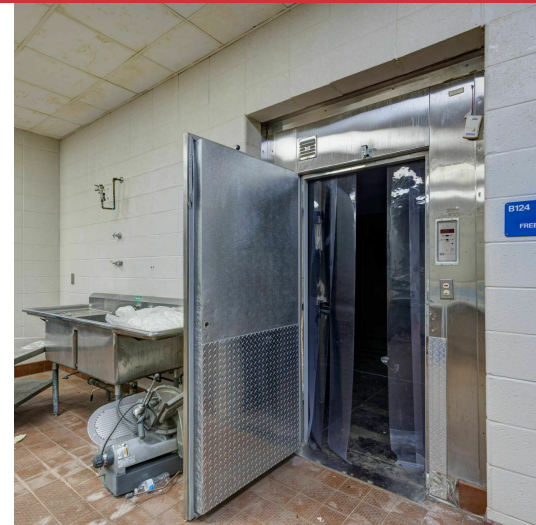




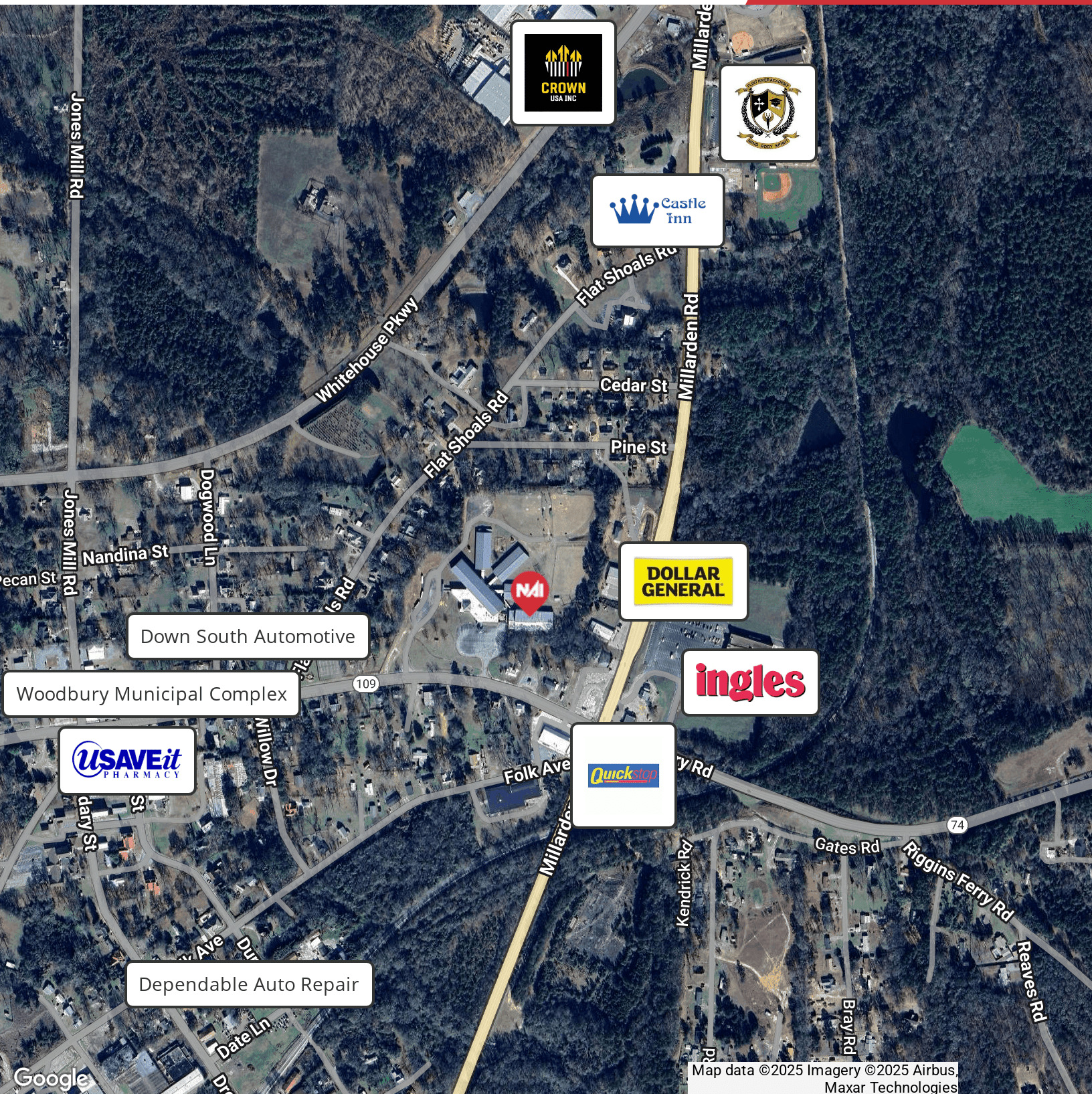






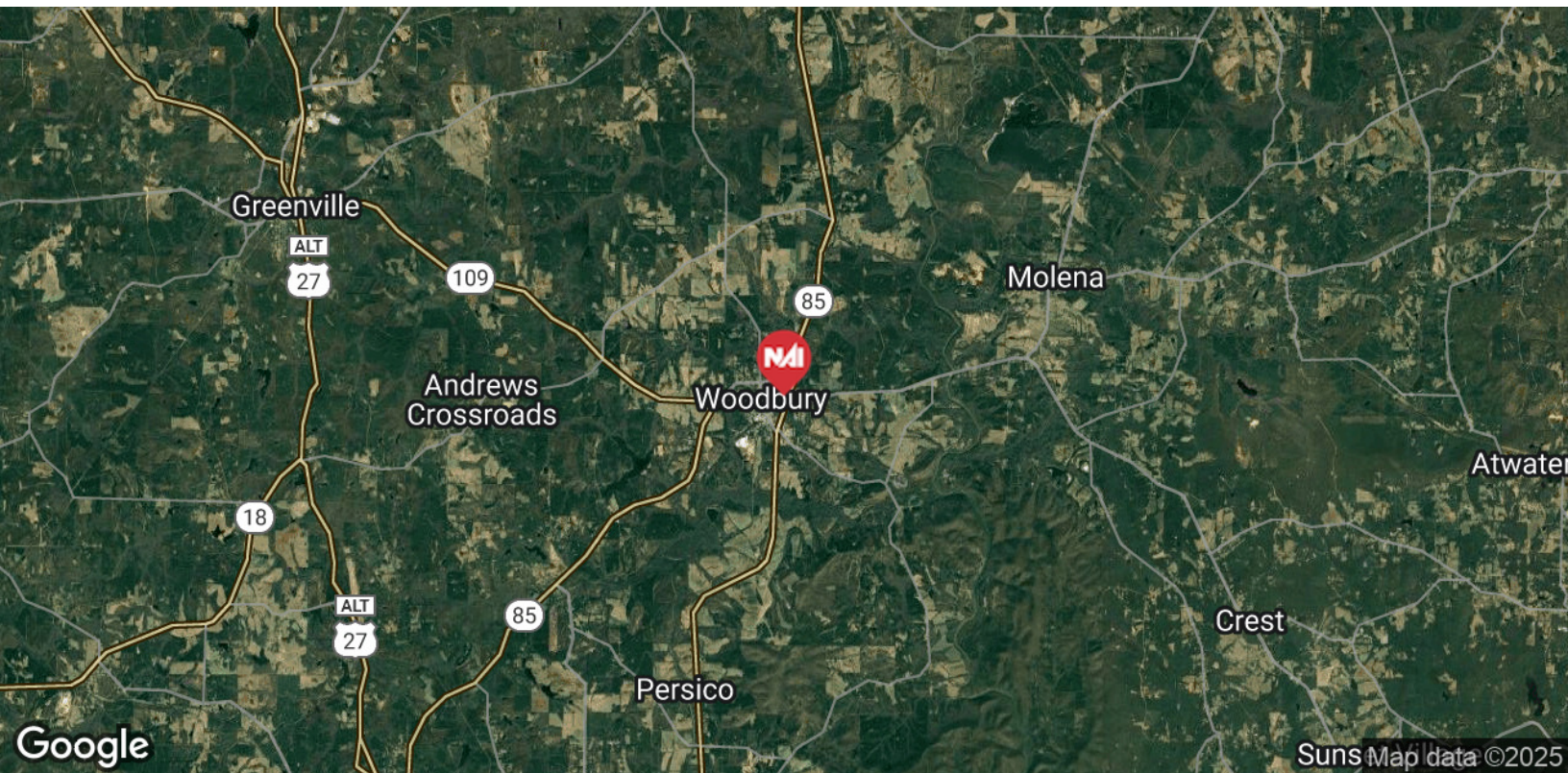
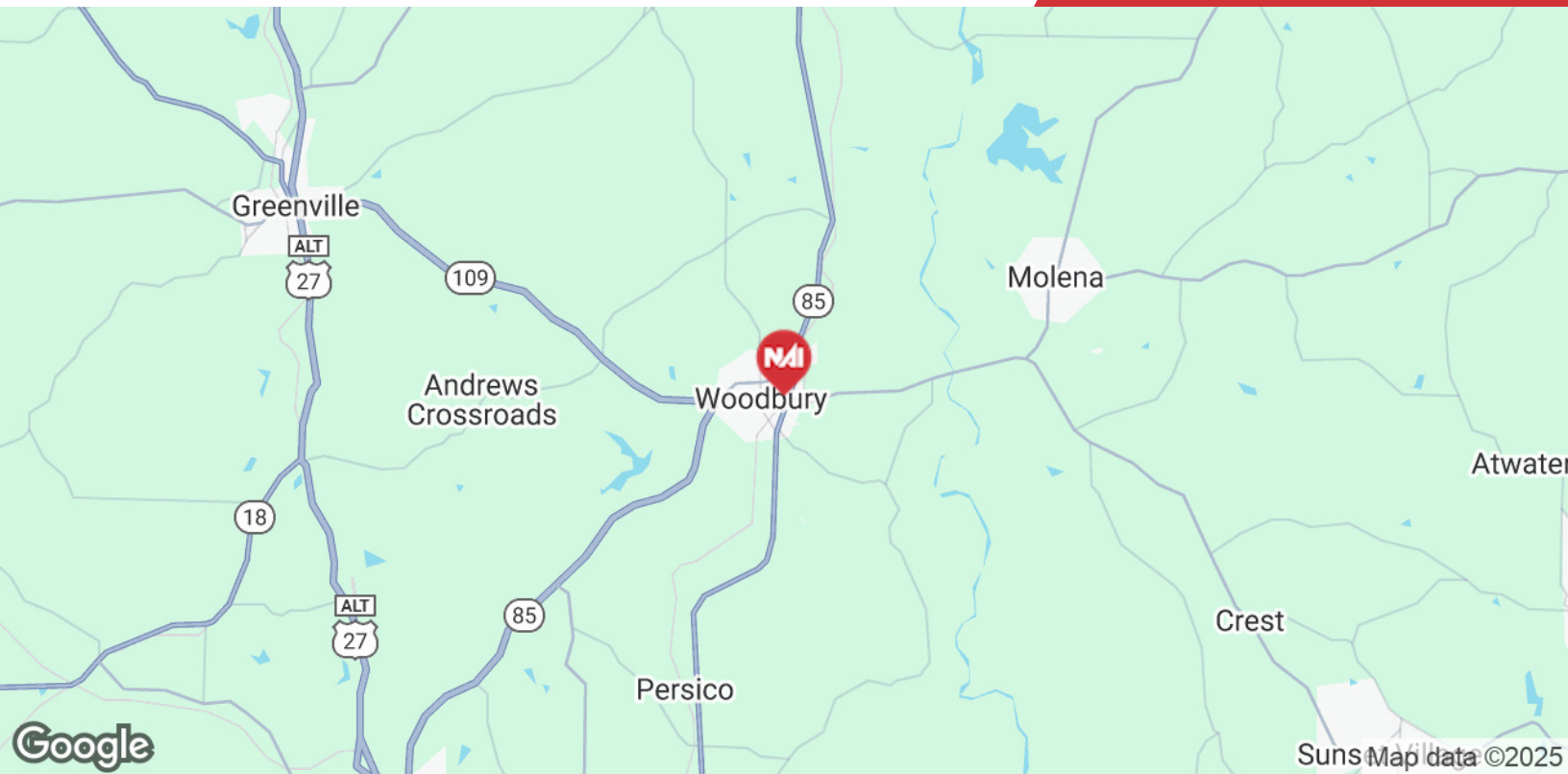






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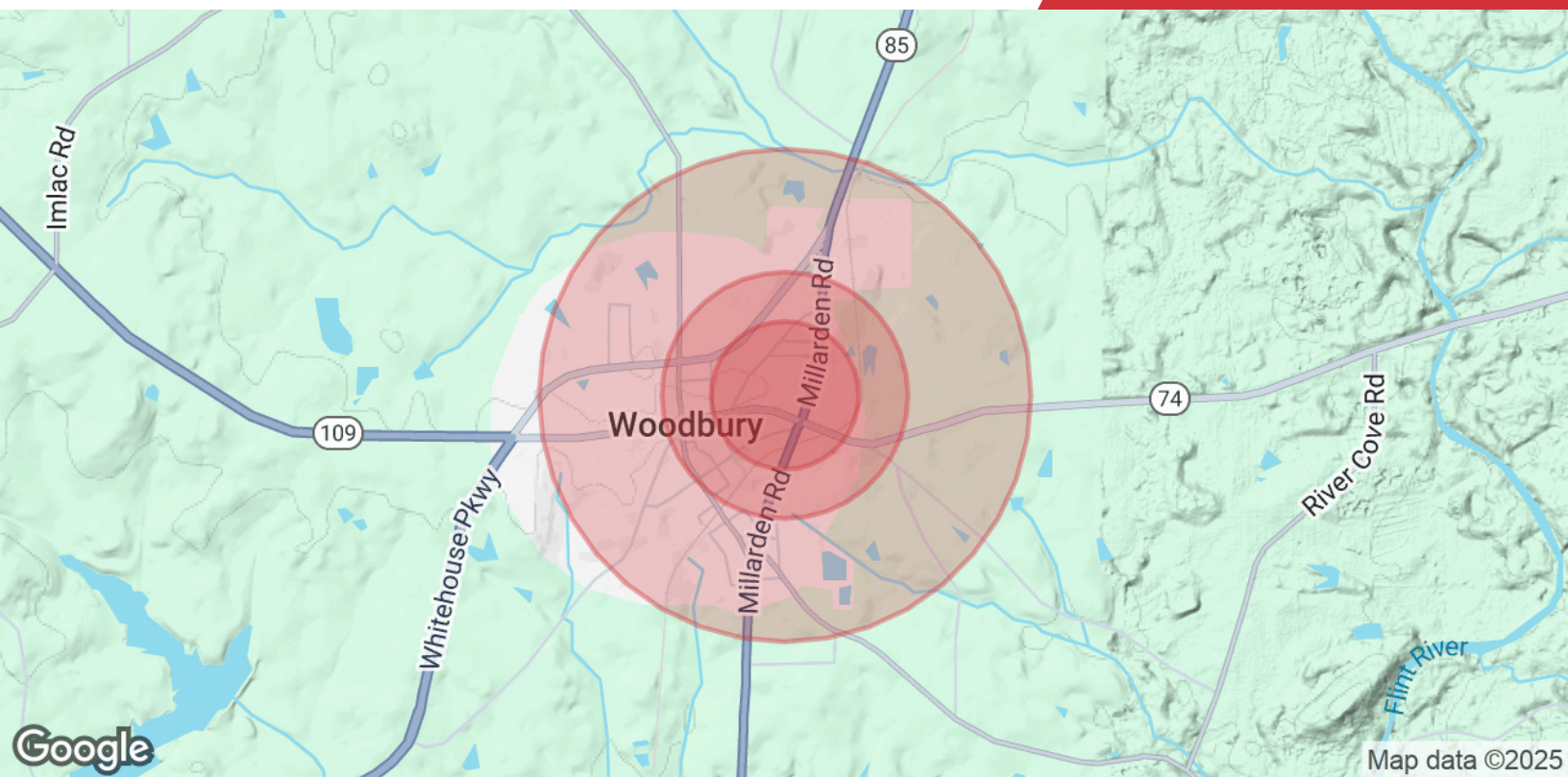




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## Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	146	333	1,043
<b>Average Age</b>	45	45	45
<b>Average Age (Male)</b>	42	42	43
<b>Average Age (Female)</b>	47	47	47

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	60	138	434
<b># of Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$60,614	\$60,747	\$61,236
<b>Average House Value</b>	\$138,756	\$139,371	\$141,642

Demographics data derived from AlphaMap