

UNIQUE SALE OPPORTUNITY

RV/ Boat Storage, Repair and Boat Sales Showroom
on approximately 3 Acres - Cash Flowing

BOAT STORAGE YARD

400 & 420 Victoria Road, Woodstock, GA



CONTACT
INFORMATION



Boris Garbuz

Phone: 404-682-3418

Email: boris.Garbuz@cushwake.com



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (“Memorandum”) is being delivered to you for the sole purpose of evaluating the possible investment in The Property located at **400 & 420 Victoria Road, Woodstock, GA** (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived. Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

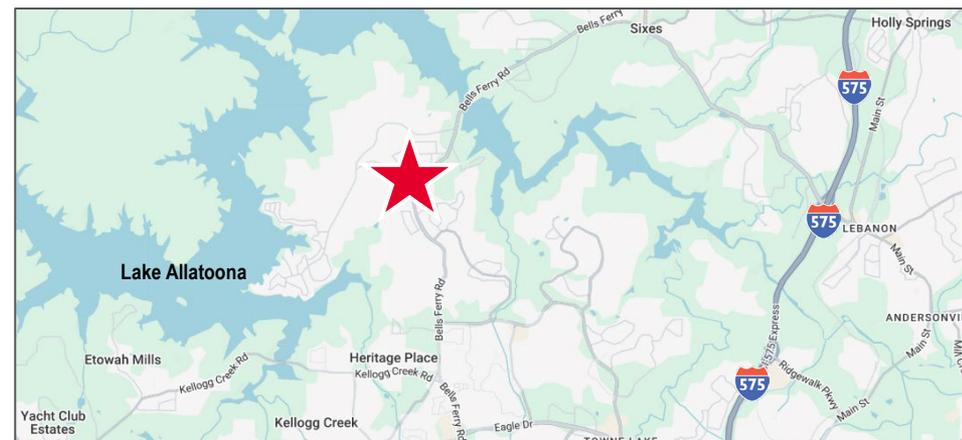
©2026 Cushman & Wakefield NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.



PROPERTY HIGHLIGHTS

400, 420 Victoria Rd offers a specialty property in a prime, high-visibility / traffic count location, presenting a compelling investment opportunity with strong ROI potential

Address	400 & 420 Victoria Road Woodstock, GA 30189
Property Type	RV/ Boat Storage, Repair Shop & Boat Sales Showroom
Property Size	Building 400 - Approximately 5,000 SF Repair shop & warehouse 3 Drive-in loading doors Building 420 - Approximately 2,200 SF Showroom / Flex warehouse 2 Drive-in loading doors
Storage Spaces	62 Covered spaces & 56 Uncovered spaces Total = 118 spaces
Acreage	2.93 Acre site
Zoning	GC (General Commercial)
Parcel #	021N09-00000-581-00D-000
Expansion Opportunity	Adjacent 3.0 AC site also available for sale; rezoned for retail and 50% pre-leased (See Page 11)
Net Operating Income	\$560,705.70
Offering Price	\$6,497,169 CAP Rate 8.63%



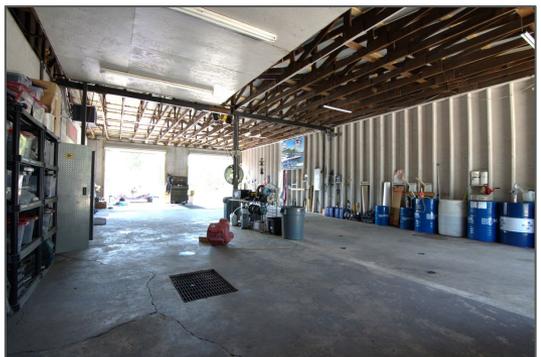
PROJECT PHOTOS

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



PROJECT PHOTOS

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



PROJECT AERIAL

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



PROJECT PARCEL MAP

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA

EXPANSION OPPORTUNITY



50% has been pre-leased for Retail Development



Great Location benefiting from Bells Ferry Road Improvements



Combined Asking Price: **\$9.99M (6.11± AC)**

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA

COUNTY/STATE IMPROVEMENTS

The property at 400 & 420 Victoria Road is located at the northern end of the Bells Ferry Road Widening Project. This is a \$100 million infrastructure investment by Cherokee County and the State of Georgia to expand the road from a two-lane bottleneck into a four-lane divided highway with a center median.

IMPACT ON PROPERTY

New ownership will benefit from road expansion. If this parcel or the adjacent parcel is (re)developed, the road construction will be nearing completion simultaneously upon completion of property construction. The property will transition from abutting a narrower, two-lane road to sitting at a major four-lane intersection. This infrastructure ensures the site will be a primary travel route for the Woodstock and Holly Springs communities for decades to come.

DIRECT BENEFITS TO PROPERTY

Massive Increase in Traffic

Daily car counts are expected to grow from roughly 19,600 to over 36,000 vehicles per day. This provides the property with significantly higher visibility and more potential customers passing the site.

Maintained Traffic Light

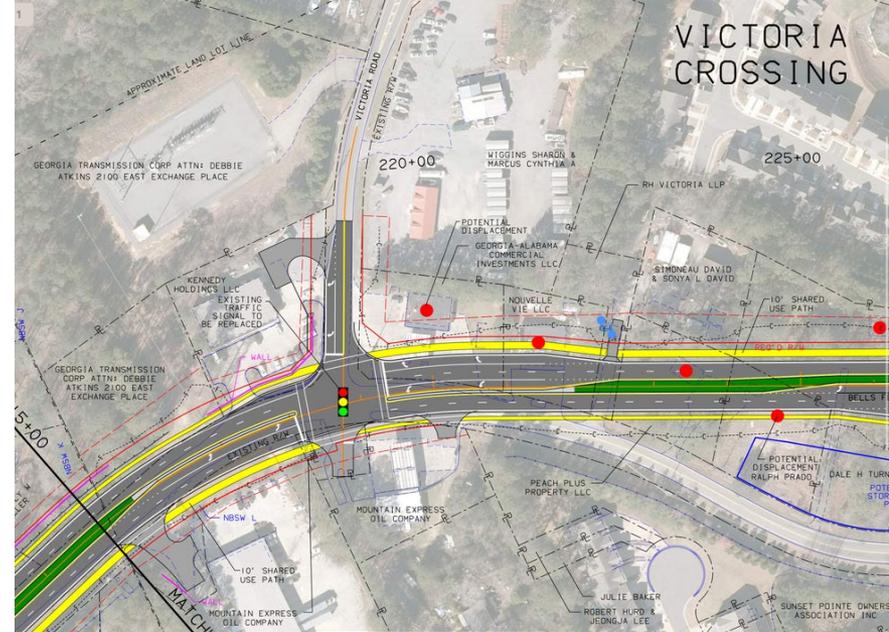
The project confirms the traffic light at the corner of Victoria Road and Bells Ferry Road will remain and be upgraded with new equipment. This ensures easy, controlled turns into and out of the property.

New Sidewalks and Paths

A new 10-foot-wide paved path will be built directly along the side of the road touching this property. This makes the site much more accessible to neighbors walking or biking in the area.

Cleaner Appearance

The old open ditches will be replaced with modern concrete curbs, gutters, and a landscaped grass median in the center of the road, giving the entire area a more professional, "finished" look.



VICTORIA CROSSING

BELLS FERRY ROAD WIDENING PROJECT

QUICK FACTS & TIMELINE



Current Status

Construction began in May 2025.



Completion Goal

The project is estimated to be finished in 2028.



Bridge Work

The nearby bridge over Little River is also being replaced at the same time to allow for heavier vehicle flow and consistent four-lane travel.



Speed Limit

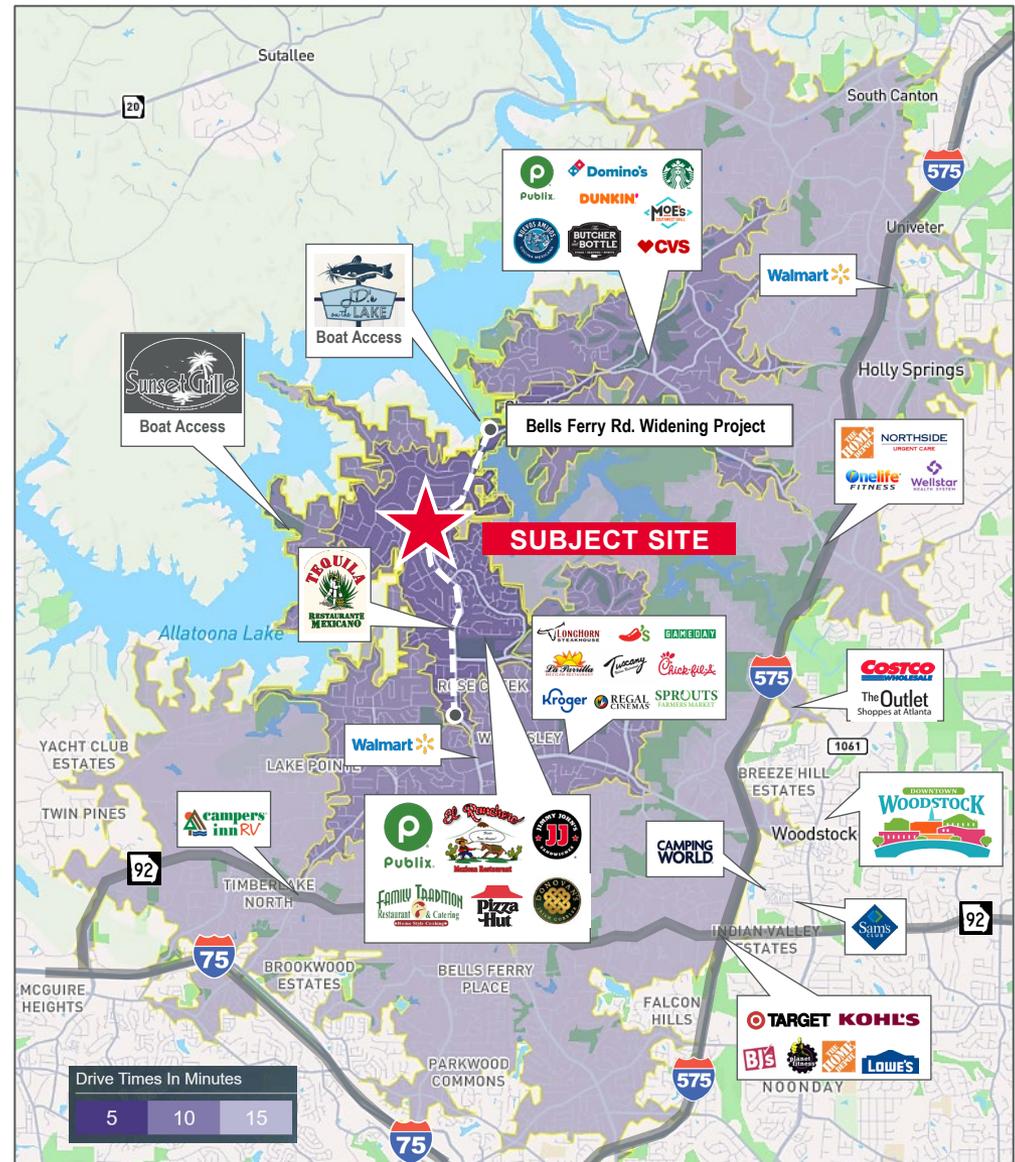
The road is designed for a steady flow of 45 MPH.



Sample Rendering

LOCATION OVERVIEW

- Prime commercial location in high-growth corridor
- Close Allatoona Lake proximity
- Direct benefits from current Bells Ferry Road Widening Project
- Minutes from abundant retail, amenities and services



LAKE ALLATOONA

QUICK FACTS

Year Completed

1950

Area

12,010 Acres

Length of Shoreline

270 Miles

Volume

367,500 Acres-Feet

Depth at Dam

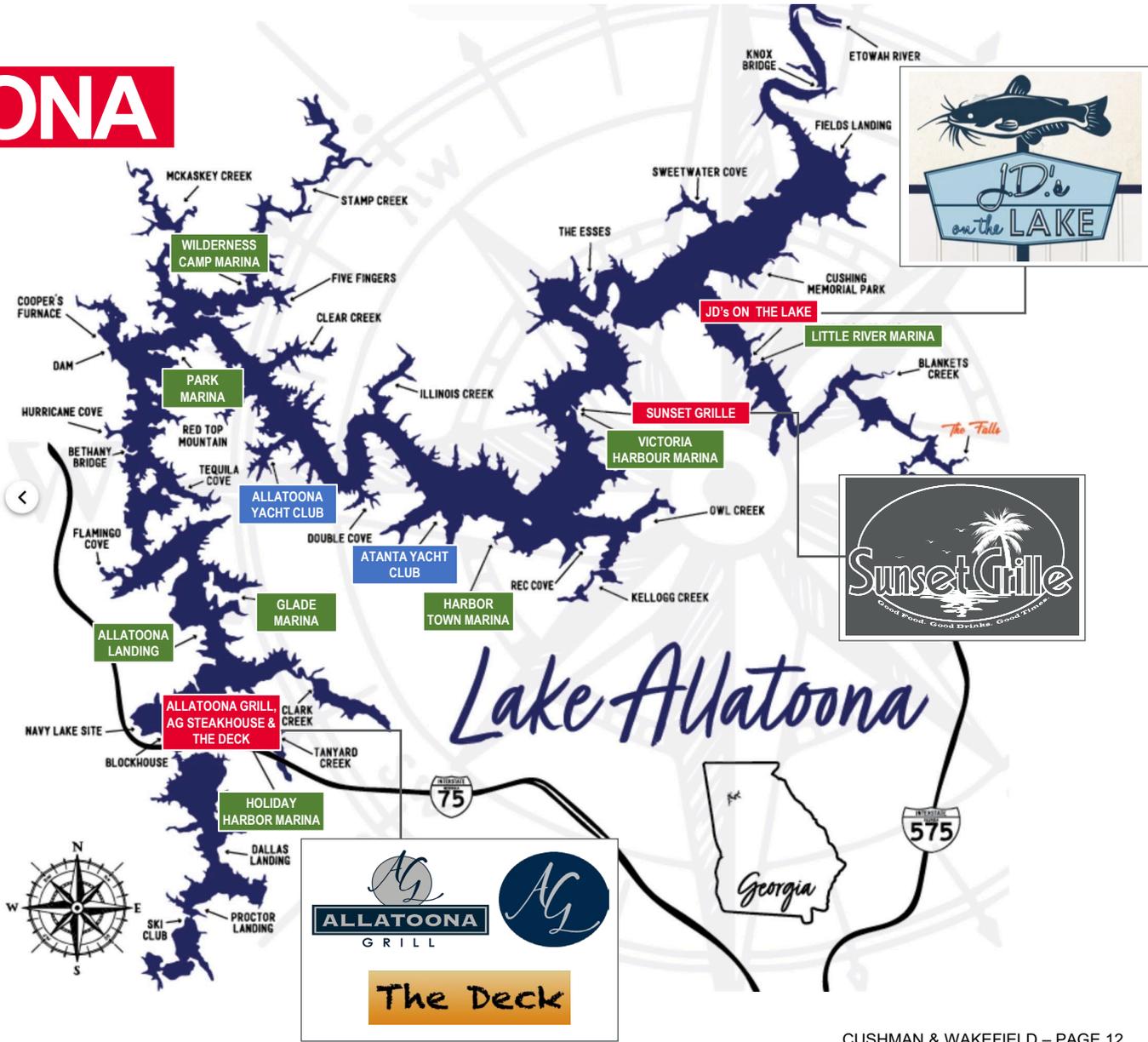
145 Feet

Full Pool Water Level

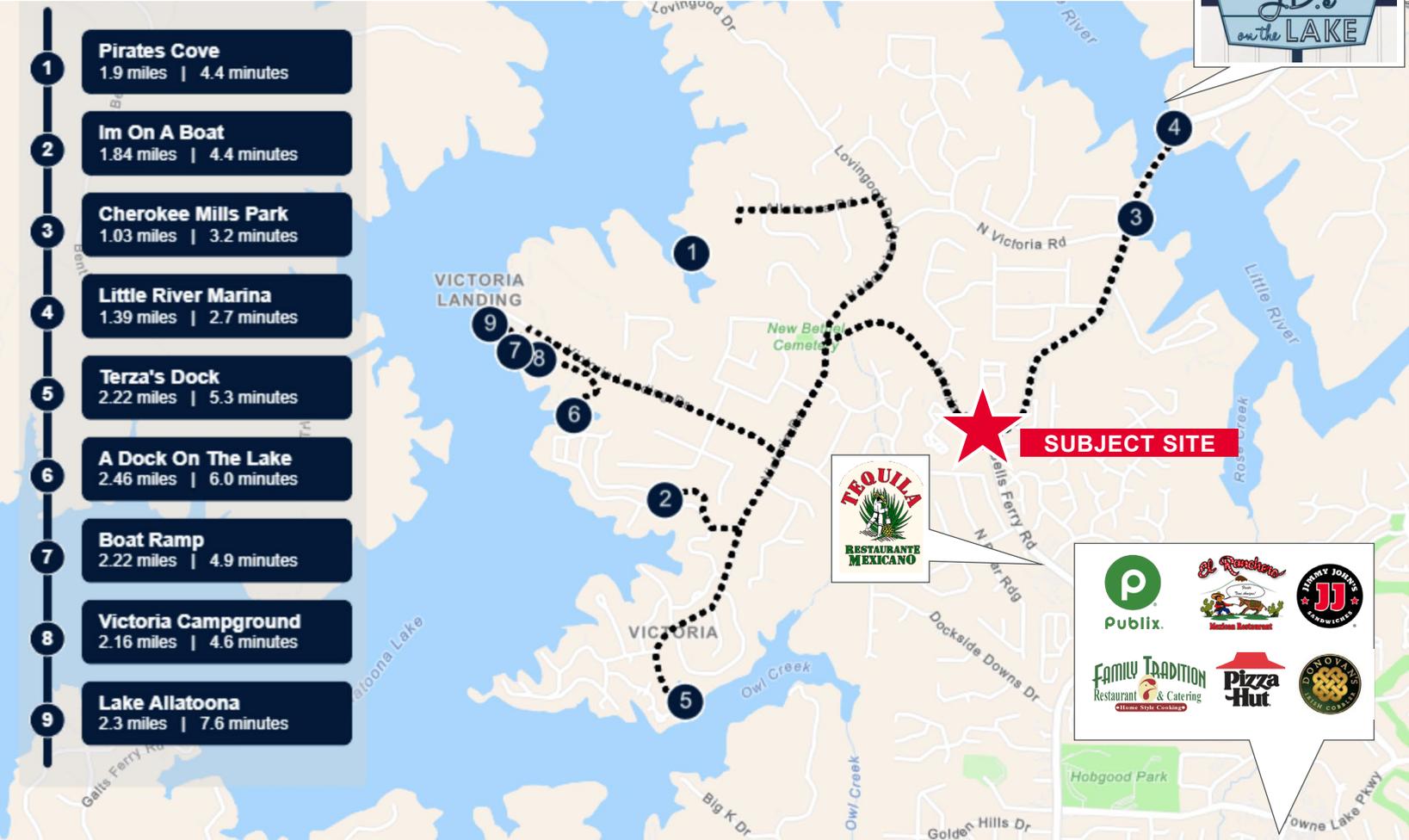
840 Fee MSL

Lake Amenities/Services

- 8 total marinas
- 5 restaurants
- 3 yacht clubs



BOAT RAMP ACCESS



AREA DEMOGRAPHICS



**SUBJECT
PROPERTY**



7.5 MILESTO
WOODSTOCK



6-8 MILESTO
INTERSTATES



AMPLE ACCESS TO
DINING/RETAIL



5,654
POPULATION
Within 1 Miles



\$127,115
AVG. INCOME
Within 21 Miles



\$281,520
AVG. HOME VALUE
Within 1 Miles



42.1
AVG. AGE
Within 1 Miles

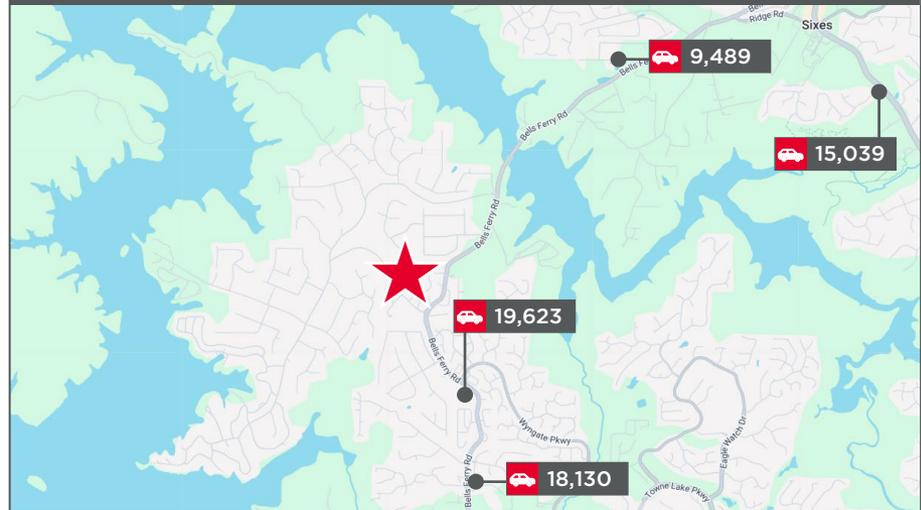
89,676
POPULATION
Within 5 Miles

\$117,818
AVG. INCOME
Within 5 Miles

\$335,992
AVG. HOME VALUE
Within 5 Miles

39.8
AVG. AGE
Within 5 Miles

2025 TRAFFIC COUNT DATA





CONTACT INFORMATION



BORIS GARBUZ

Senior Director

boris.garbuz@cushwake.com

+1 404-682-3418 office +1 312-285-8172 mobile



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.