

Work Smarter. Own Better. Premier Woodstock Office

SALES FLYER | 242 CREEKSTONE RIDGE | WOODSTOCK, GA

Exclusively Listed by

Charlie Gonzalez - Associate | (404) 918-5050 | Charlieg@kw.com | 361032, Georgia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | FIRST ATLANTA
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Disclaimer

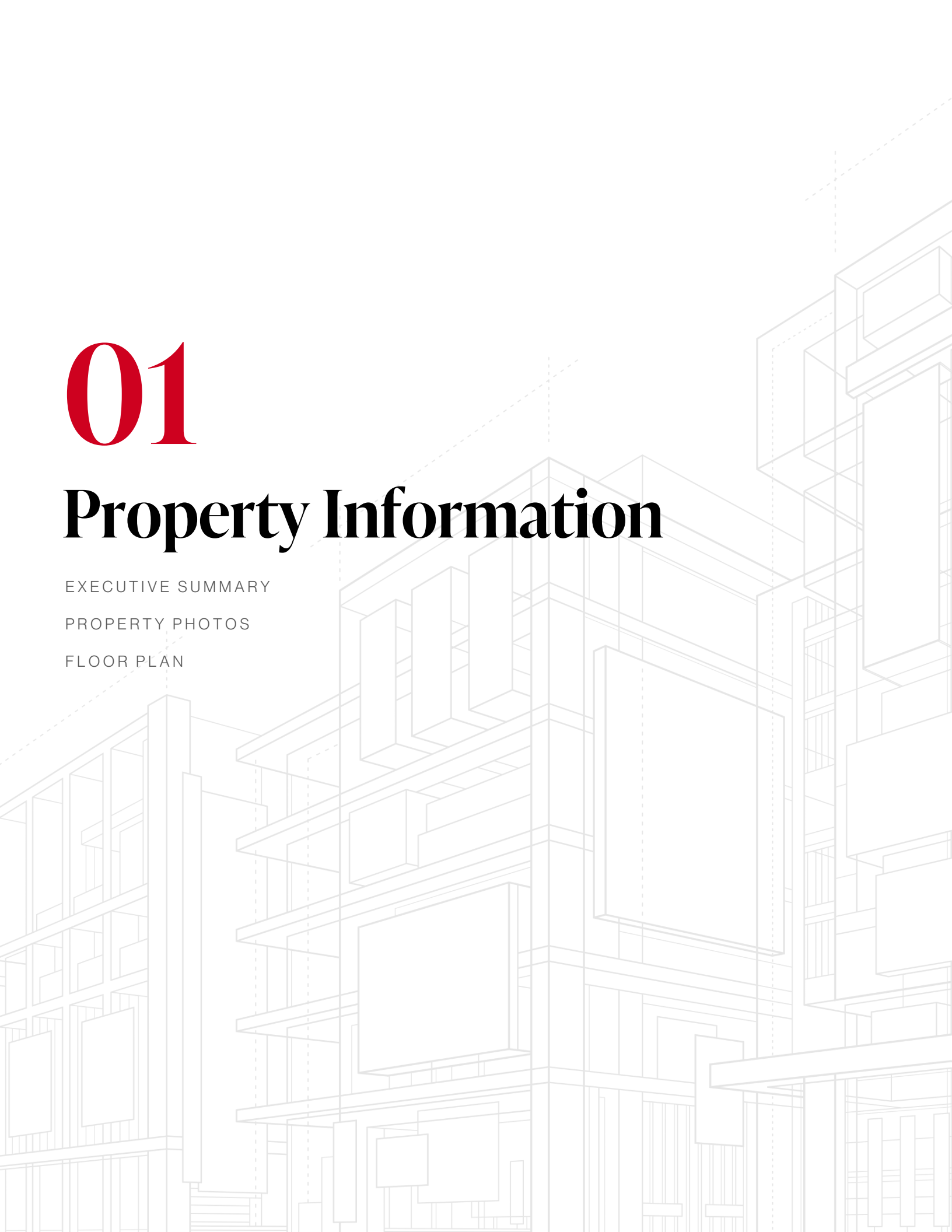
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

Executive Summary



Property Overview

Position your business for success at 242 Creekstone Ridge, a well-appointed 1,140-square-foot office condominium in the highly desirable Creekstone Office Park in Woodstock, Georgia. Conveniently located just minutes from Downtown Woodstock, Highway 92, Interstate 575, and Interstate 75, the property offers excellent accessibility to the North Metro Atlanta market while benefiting from the area's continued residential and commercial growth.

The efficient floor plan features multiple private offices, a welcoming reception area, kitchenette, private restroom, and storage space, providing a functional layout for a variety of professional office users. Situated within a professionally maintained office park, the property offers attractive curb appeal, ample parking, and a well-established business environment.

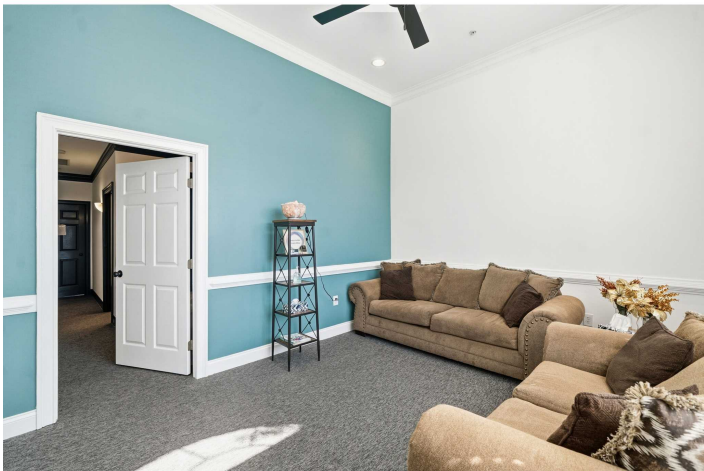
Ideal for an owner-user or investor, 242 Creekstone Ridge presents a rare opportunity to acquire quality office space in one of Woodstock's most established office communities. The office park's association provides exterior maintenance, landscaping, water, sewer, and trash service, creating a low-maintenance ownership experience in a premier business location.

Property Highlights

- 1,140 SF professional office condominium
- Move-in ready with efficient office layout
- Multiple private offices, reception area & kitchenette
- Located in prestigious Creekstone Office Park
- Minutes from Downtown Woodstock, I-575 & Highway 92
- Excellent access to North Metro Atlanta
- Professionally maintained office community
- Ample on-site parking
- Ideal for owner-users or investors
- Low-maintenance ownership with COA-managed exterior
- Surrounded by established businesses and growing residential communities
- Strong demographics and continued area growth

Price:	\$250,000
Building SF:	1,140
Floors:	1
Lot Size:	0.03 Acres
Year Built:	1999
Parking:	Surface
Proforma Rent:	\$23/SF, NNN
Proforma NOI:	\$26,220 Annually
Proforma Cap Rate:	10.48%

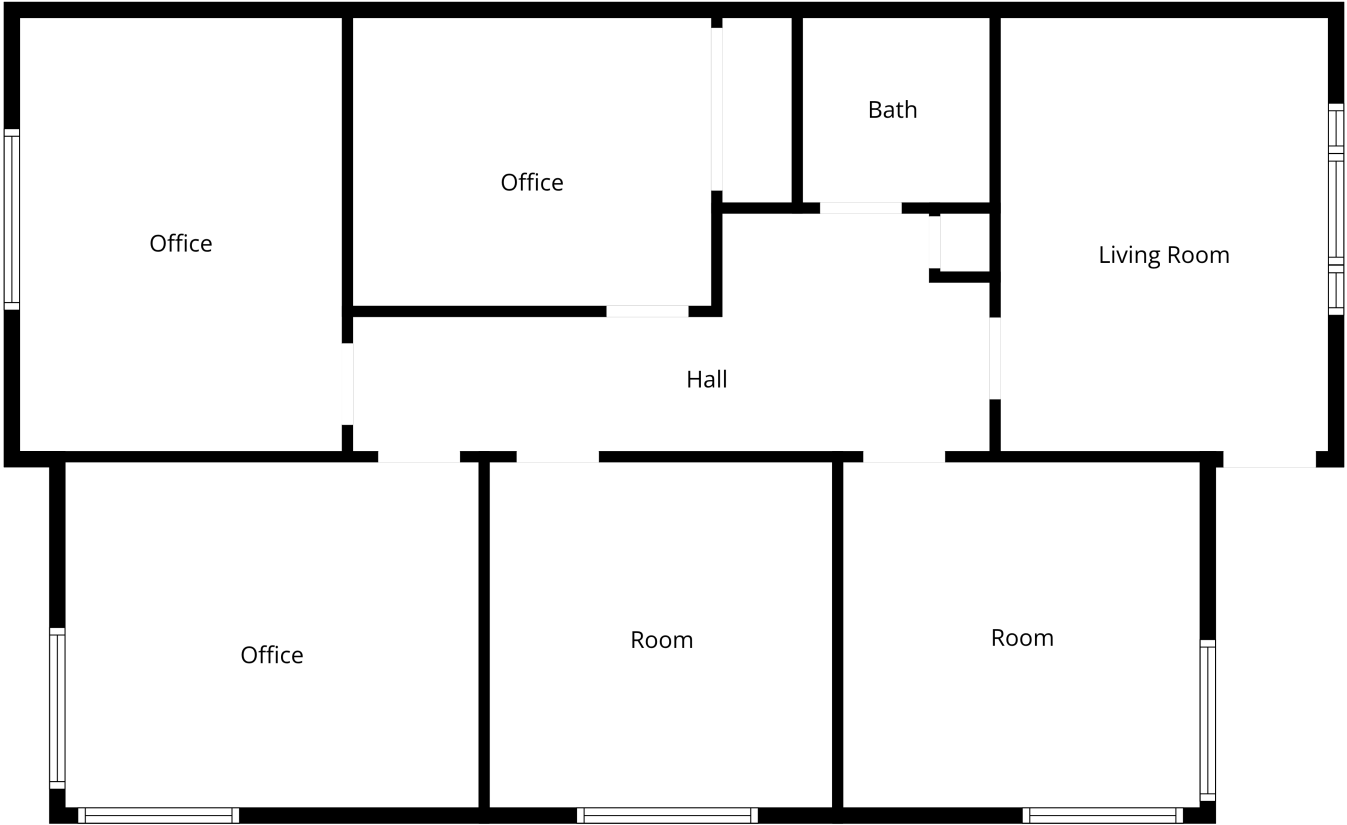
Property Photos



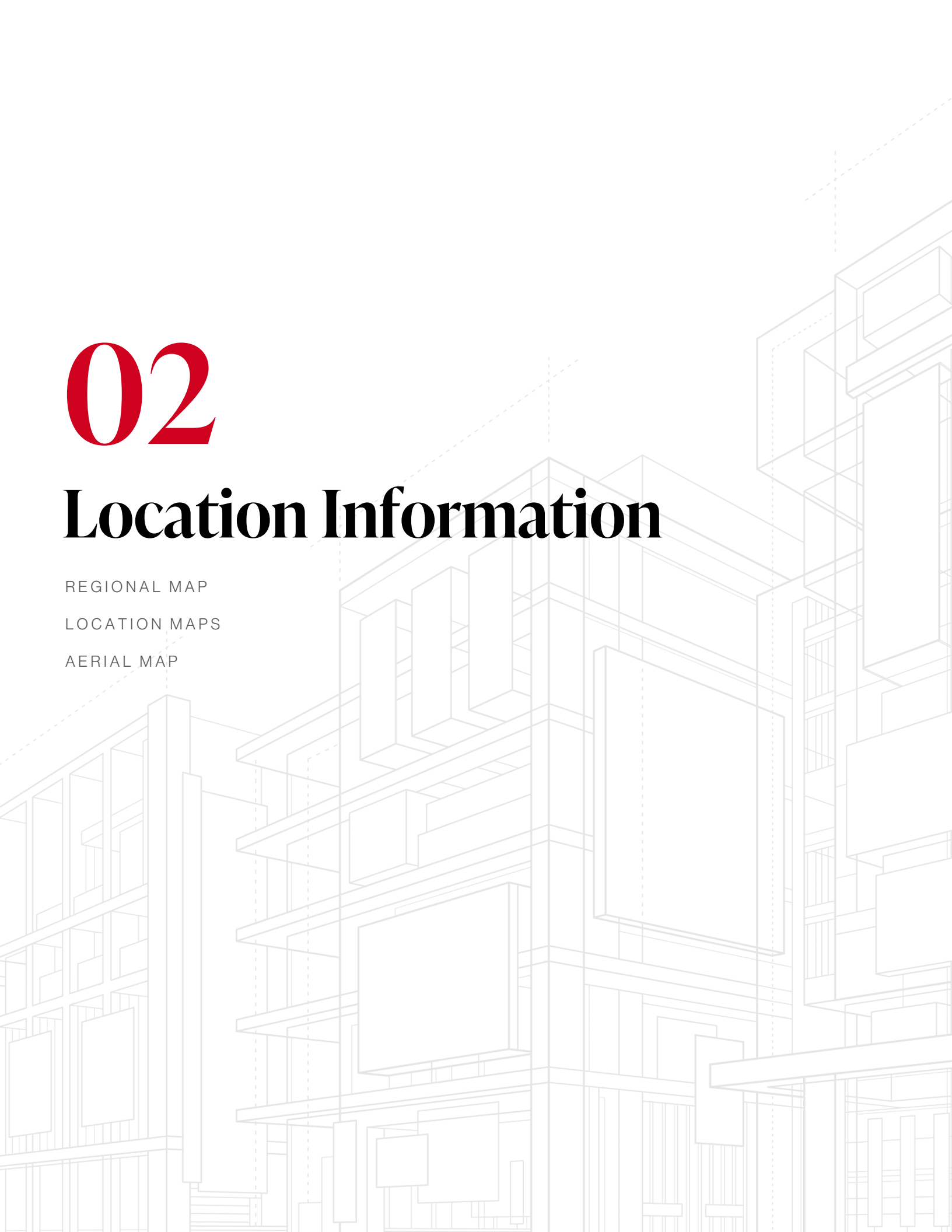
Property Photos



Floor Plan



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



02

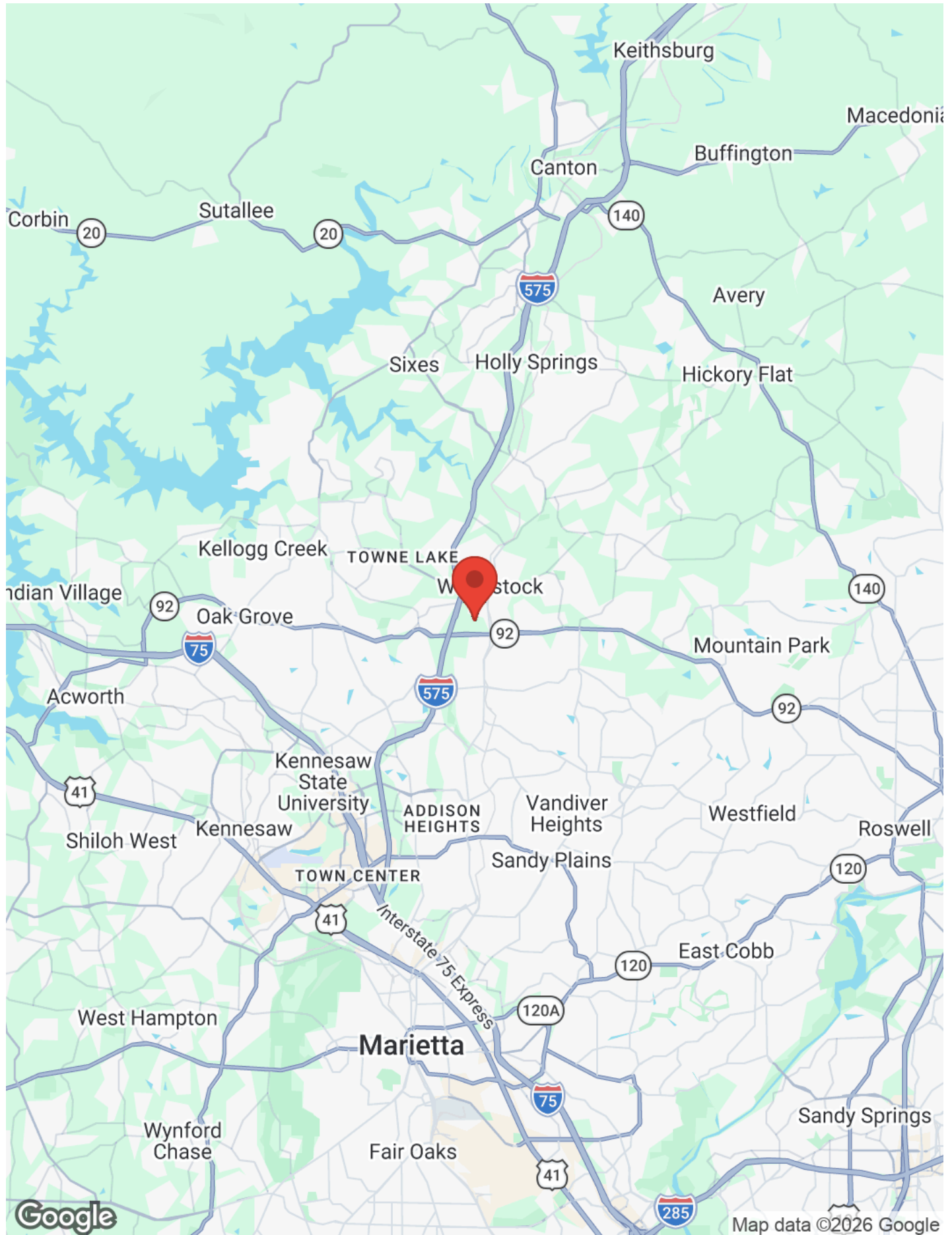
Location Information

REGIONAL MAP

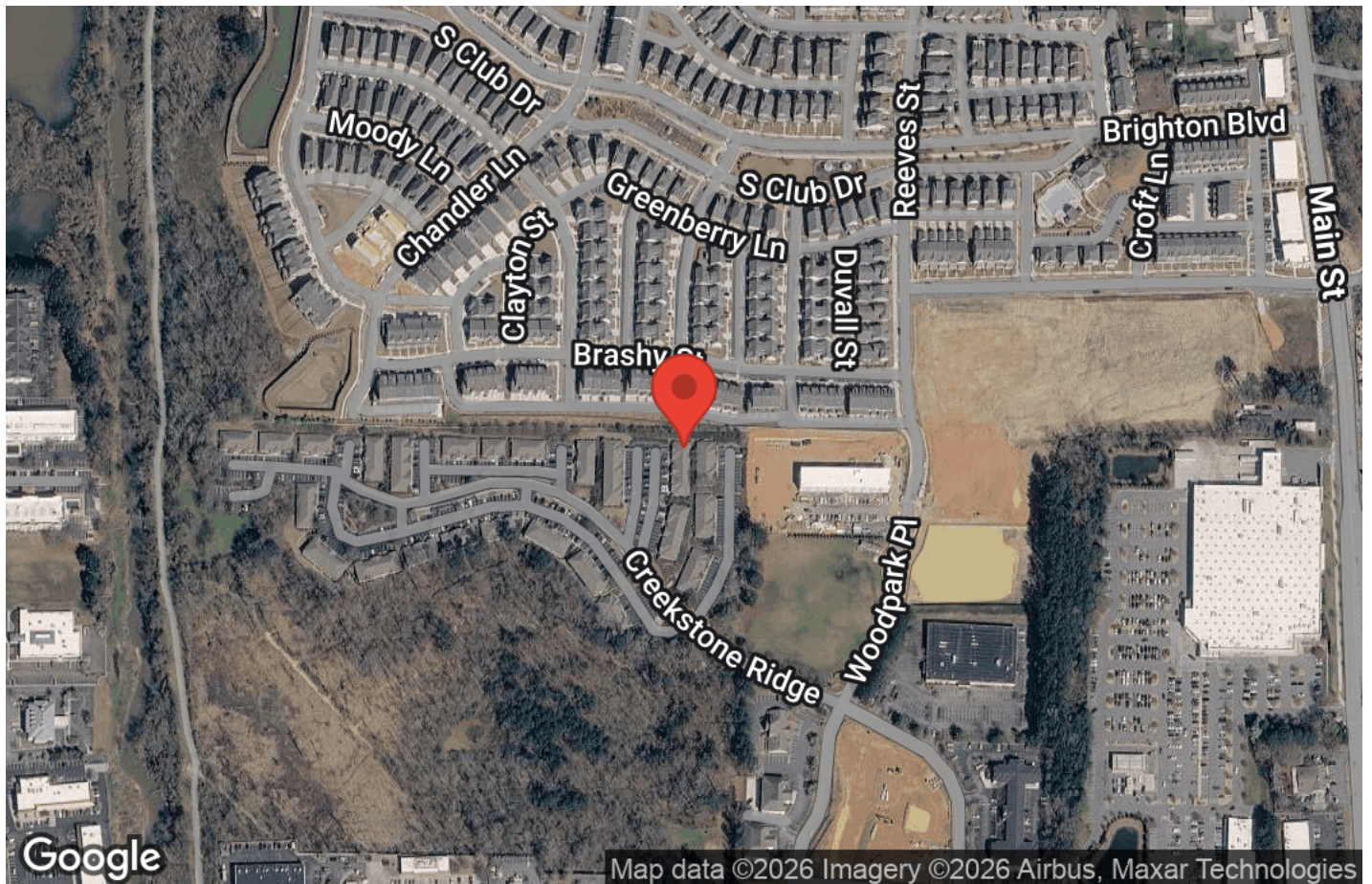
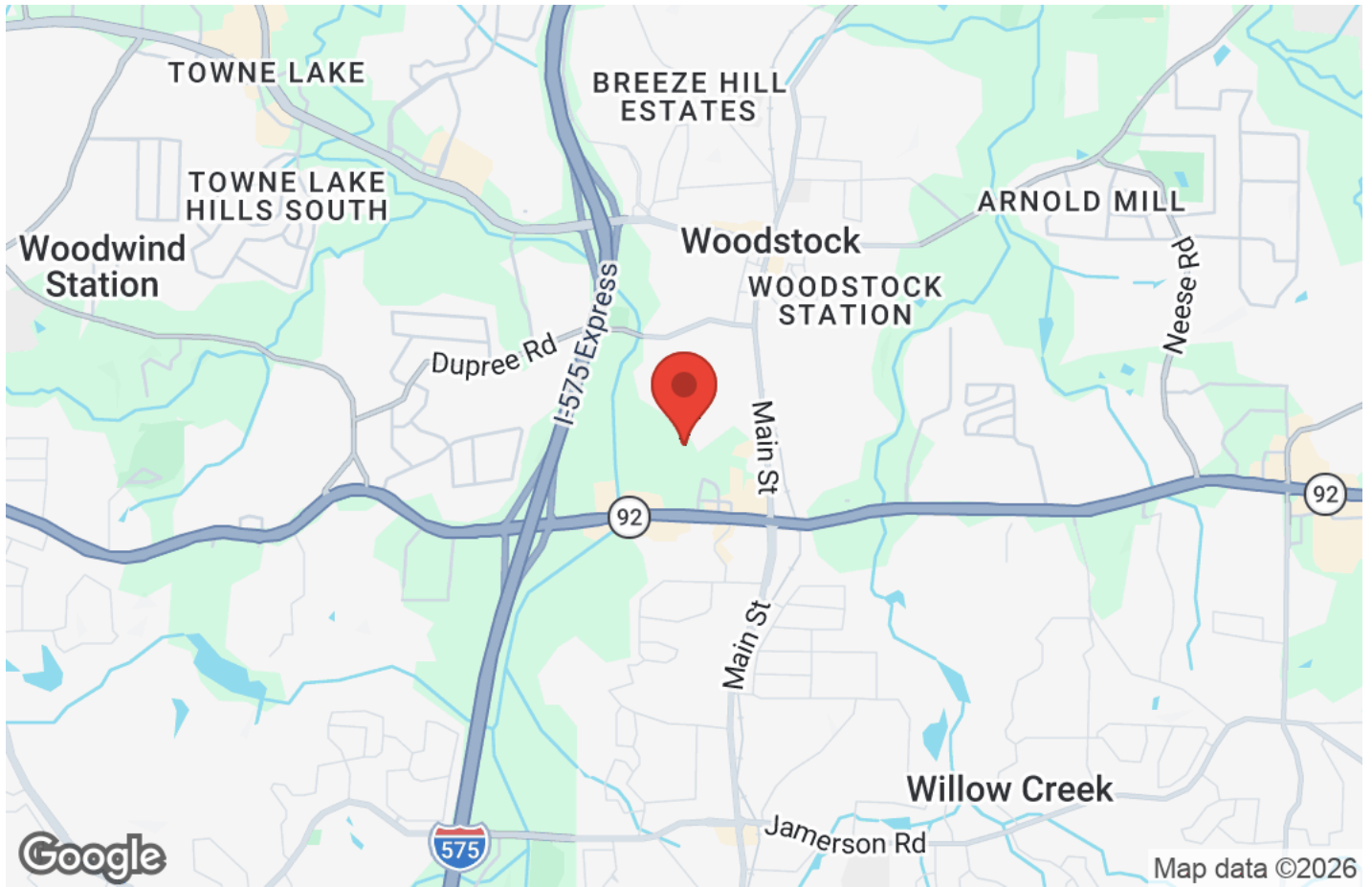
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



A detailed architectural line drawing of modern, multi-story buildings with various balconies and window arrangements, rendered in a light gray line-art style. The drawing is positioned on the right side of the page, partially overlapping the text.

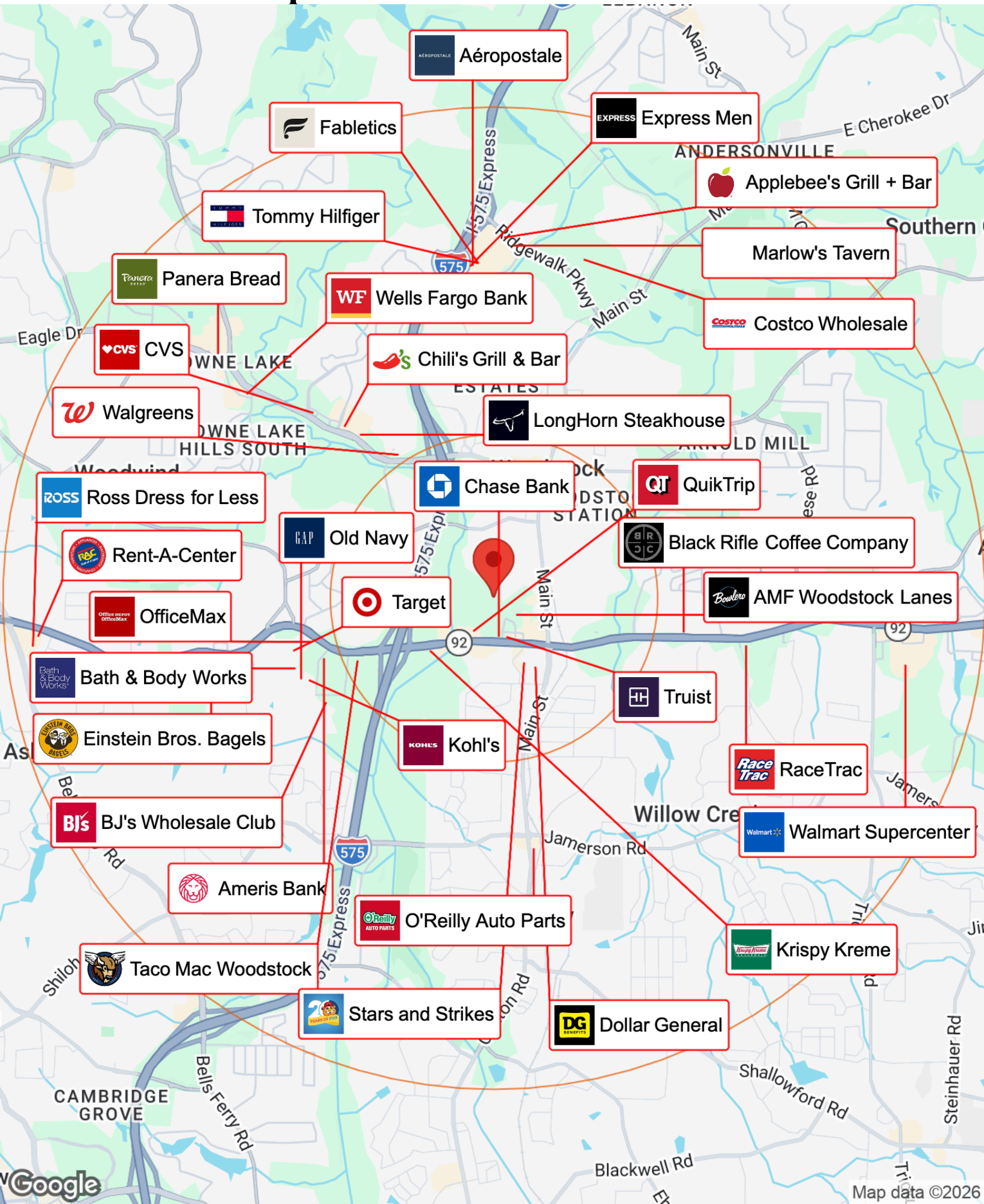
03

Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS

Business Map



 **Aéropostale**

 **Fabletics**

 **Express Men**

 **Tommy Hilfiger**

 **Applebee's Grill + Bar**

 **Panera Bread**

 **Wells Fargo Bank**

Marlow's Tavern

 **Costco Wholesale**

 **CVS**

 **Chili's Grill & Bar**

 **Walgreens**

 **LongHorn Steakhouse**

 **Ross Dress for Less**

 **Chase Bank**

 **QuikTrip**

 **Rent-A-Center**

 **Old Navy**

 **Black Rifle Coffee Company**

 **OfficeMax**

 **Target**

 **AMF Woodstock Lanes**

 **Bath & Body Works**

 **Truist**

 **Einstein Bros. Bagels**

 **Kohl's**

 **RaceTrac**

 **BJ's Wholesale Club**

 **Walmart Supercenter**

 **Ameris Bank**

 **O'Reilly Auto Parts**

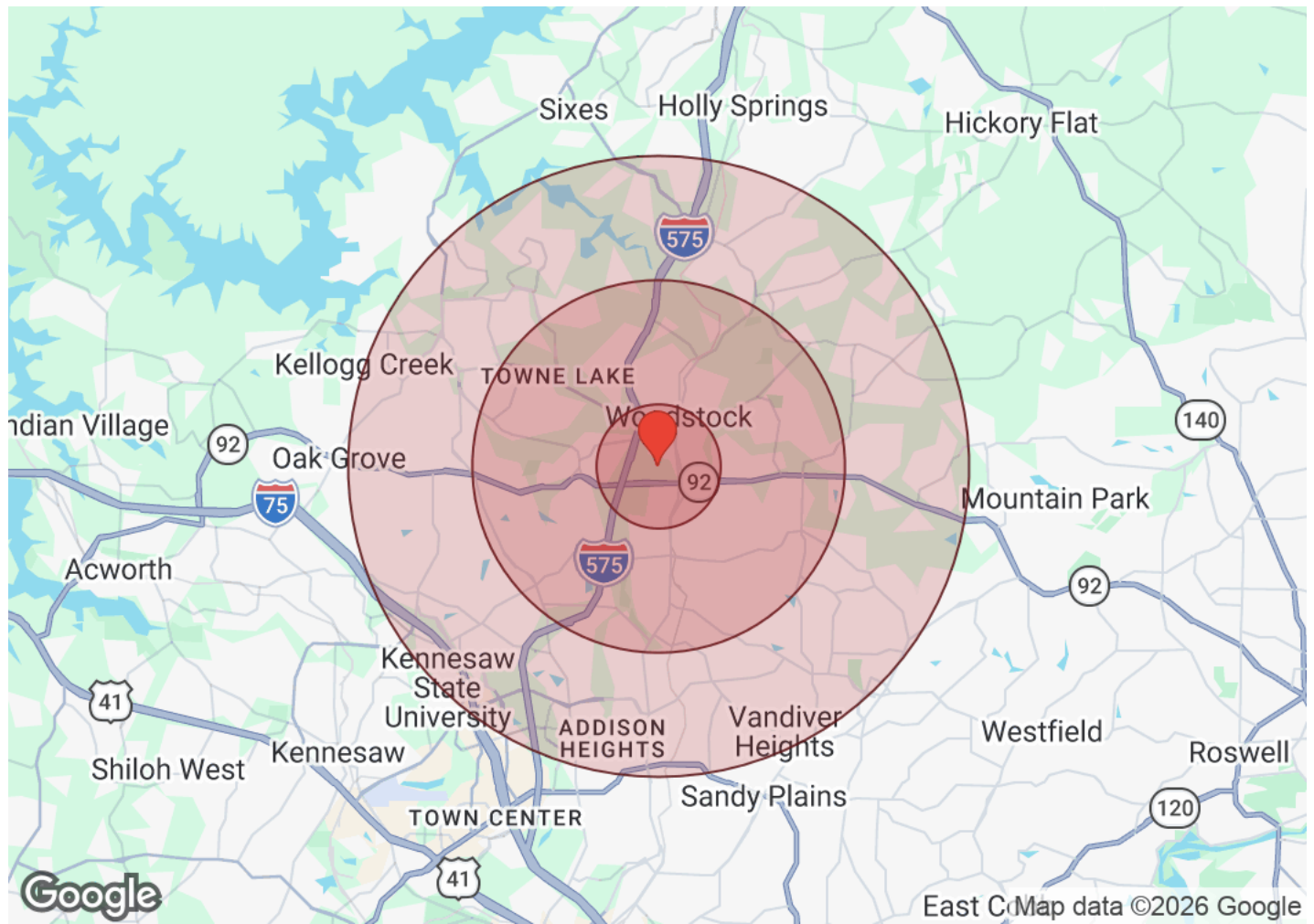
 **Taco Mac Woodstock**

 **Krispy Kreme**

 **Stars and Strikes**

 **Dollar General**

Demographics



Distance: 1 Mile 3 Miles 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,363	32,094	91,740
	Female	4,455	33,331	91,913
	Total Population	8,818	65,425	183,653
Housing	Total Units	4,178	27,128	72,475
	Occupied	4,042	26,251	70,212
	Owner Occupied	1,838	17,144	49,653
	Renter Occupied	2,204	9,107	20,559
	Vacant	135	877	2,263
Age	Ages 0 - 14	1,396	11,240	31,368
	Ages 15 - 24	1,269	8,594	27,072
	Ages 25 - 54	3,678	26,955	73,347
	Ages 55 - 64	1,173	8,302	23,320
	Ages 65+	1,302	10,333	28,546
Income	Median	\$92,934	\$106,920	\$113,135
	Under \$15k	200	1,238	3,255
	\$15k - \$25k	221	1,007	2,071
	\$25k - \$35k	58	1,107	2,964
	\$35k - \$50k	326	1,635	4,285
	\$50k - \$75k	828	3,347	8,441
	\$75k - \$100k	541	3,914	9,621
	\$100k - \$150k	886	5,957	15,288
	\$150k - \$200k	411	3,508	9,935
	Over \$200k	570	4,536	14,350



04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



Charlie Gonzalez

Associate

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 CharlieG@kw.com
 361032, Georgia

Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.

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