

OFFICE FOR LEASE

7961 HIGHWAY 92

Woodstock, GA 30189



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime location in Woodstock, GA. This property boasts modern, customizable office spaces, providing the perfect canvas for businesses to thrive. With its strategic location, tenants will enjoy easy access to major thoroughfares and public transportation, making commuting a breeze for employees and clients alike. Tenants will benefit from attentive property management services, ensuring a seamless leasing experience. Don't miss the chance to elevate your business at this dynamic and sought-after property in Woodstock. Schedule a tour today to explore the endless possibilities.

PROPERTY HIGHLIGHTS

- Strategic location with easy access to major thoroughfares and public transportation.
- Attentive property management services.
- Flexible leasing options.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Number of Units:	2
Available SF:	1,500 - 5,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	673	2,544
Total Population	439	1,664	6,495
Average HH Income	\$99,649	\$98,477	\$100,517

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROCKY KAUFMANN

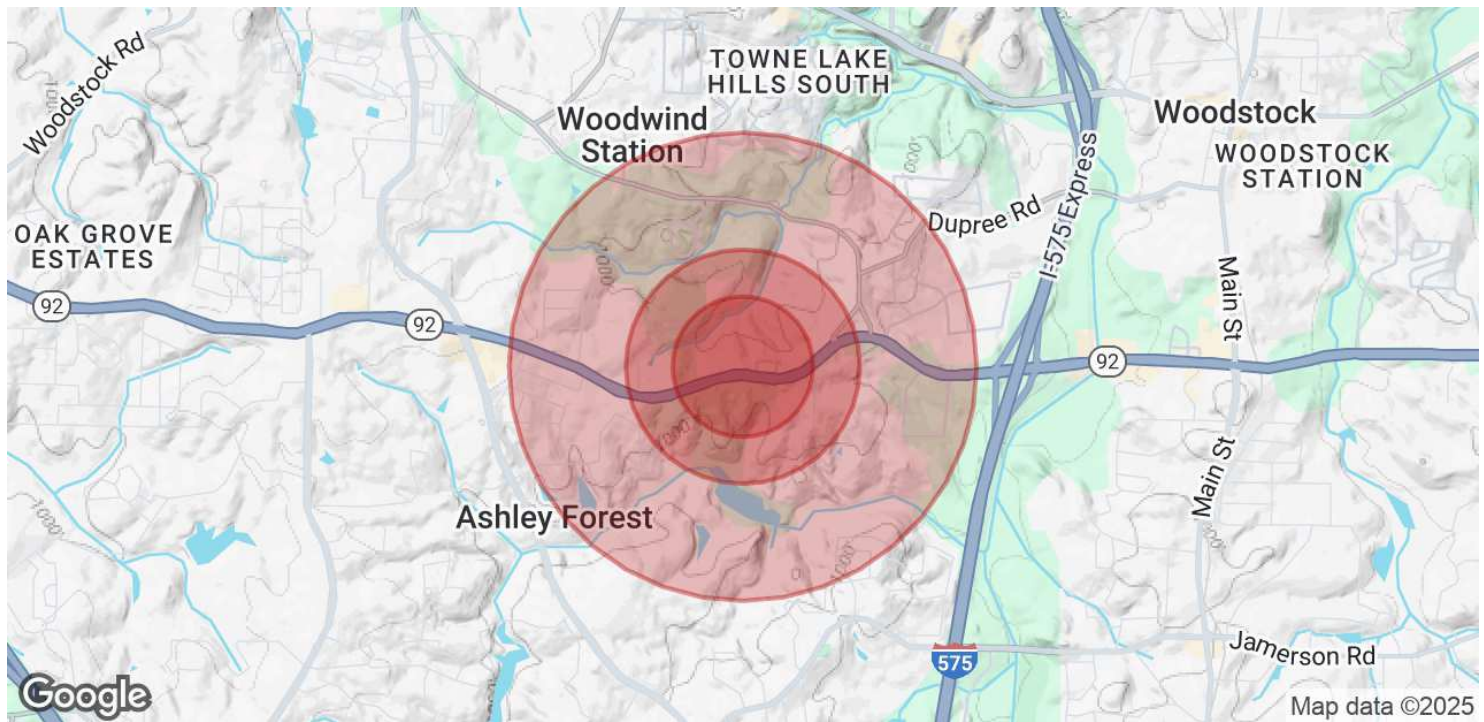
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Suite 100
Atlanta, GA 30342

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	439	1,664	6,495
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	673	2,544
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$99,649	\$98,477	\$100,517
Average House Value	\$289,795	\$311,739	\$322,350

Demographics data derived from AlphaMap

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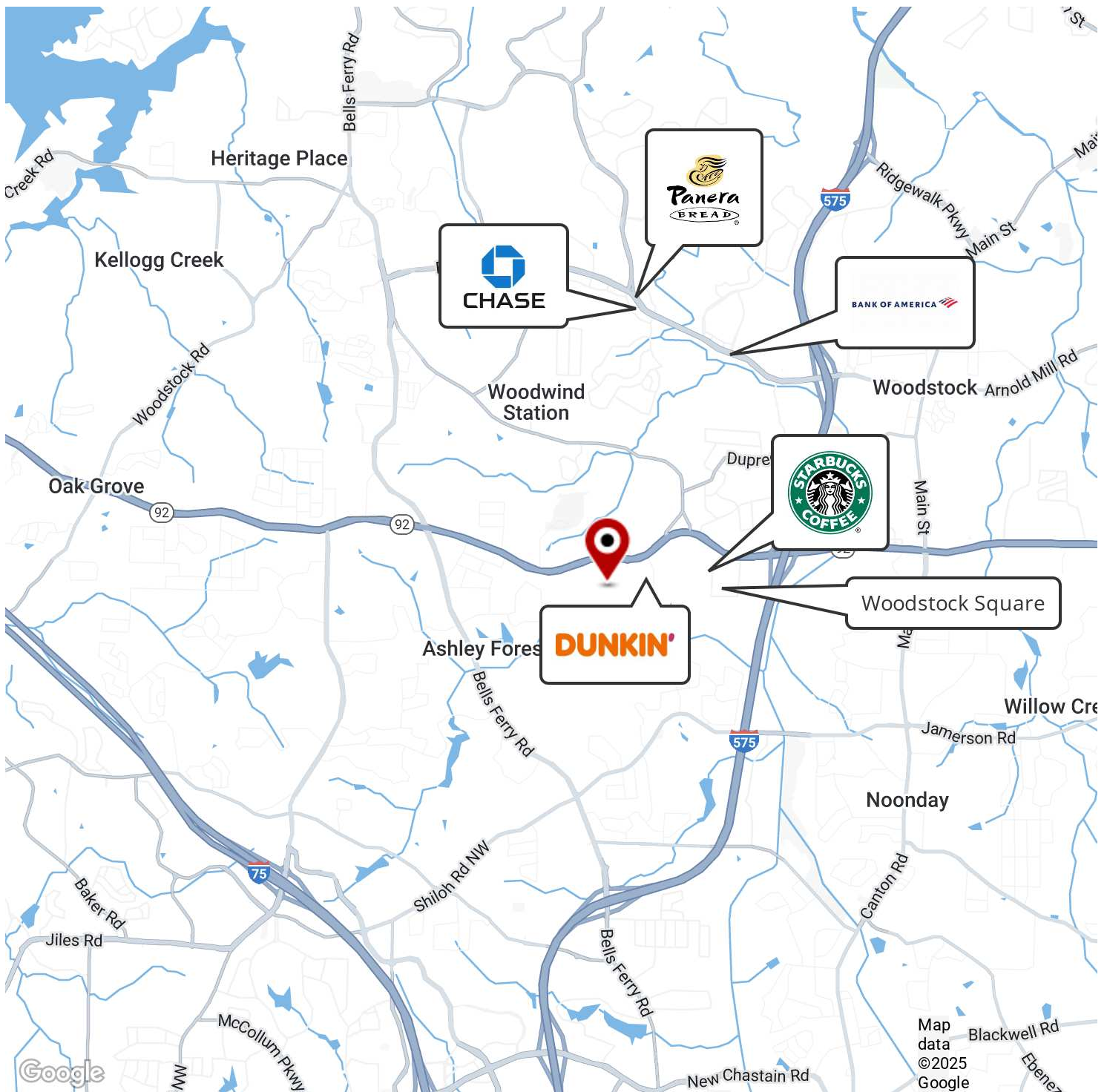
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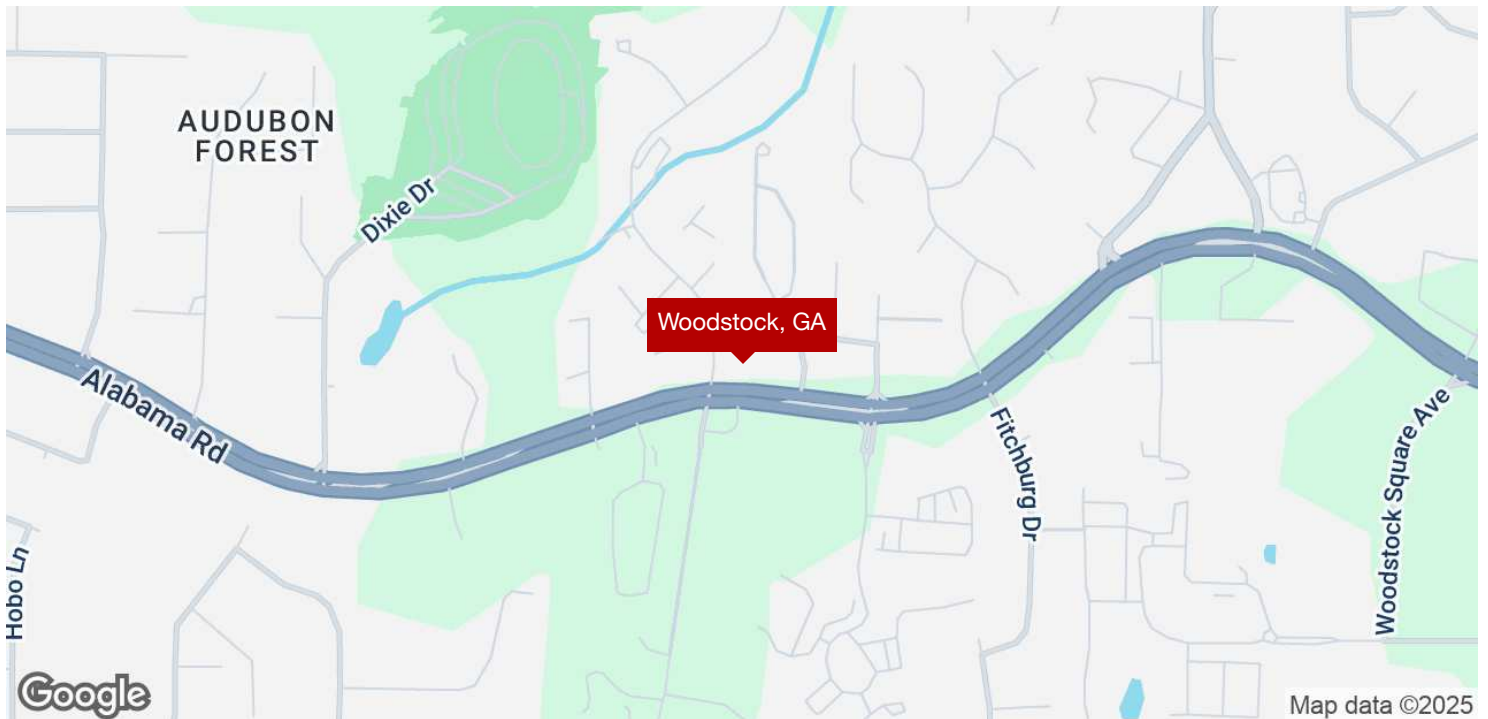
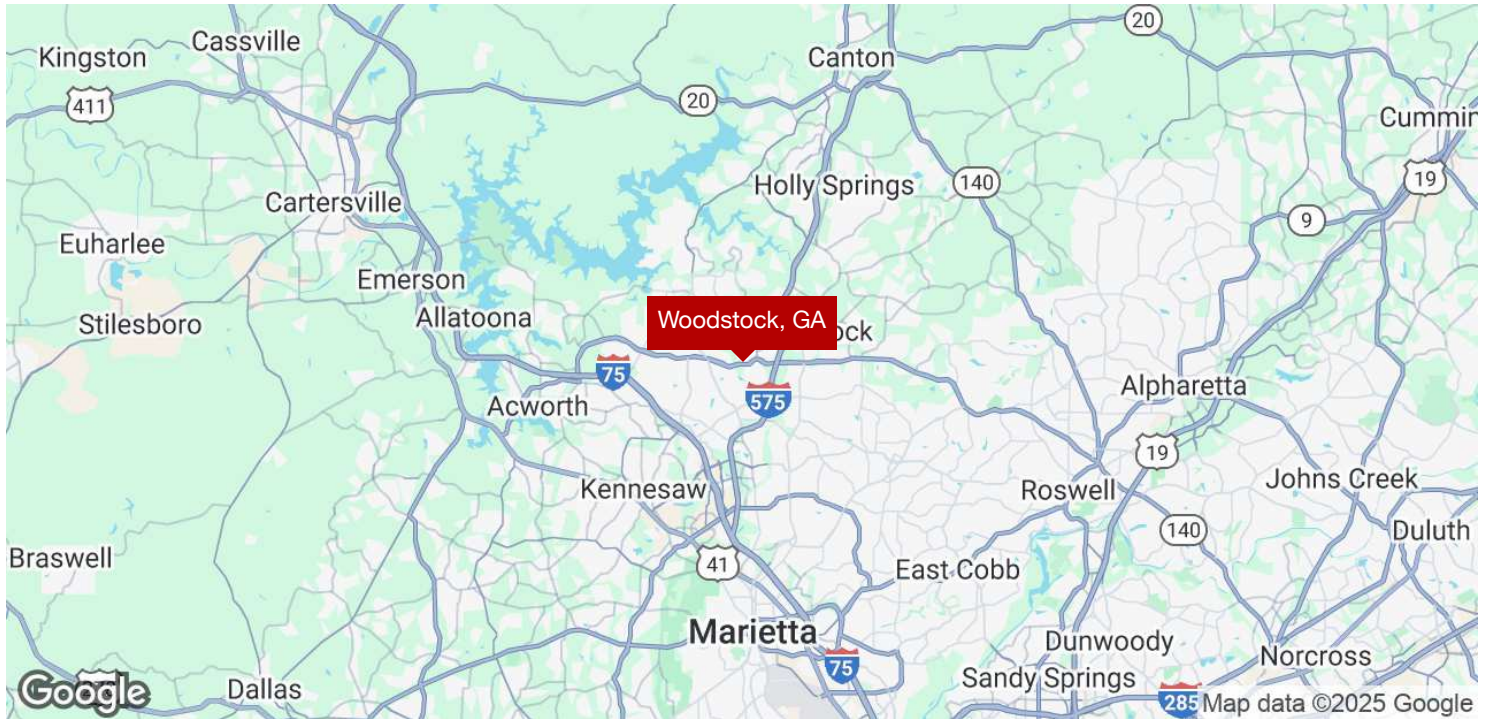
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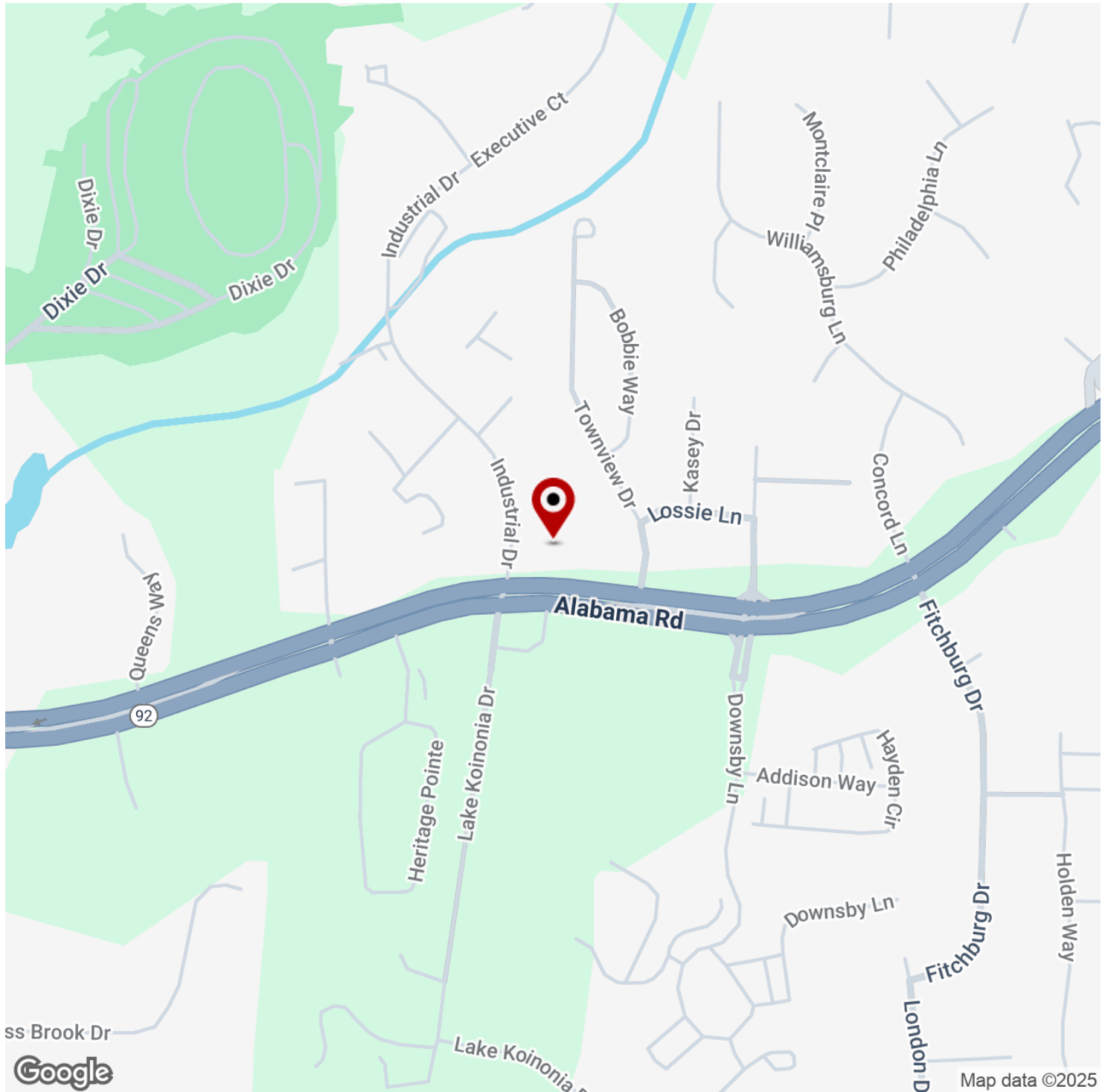
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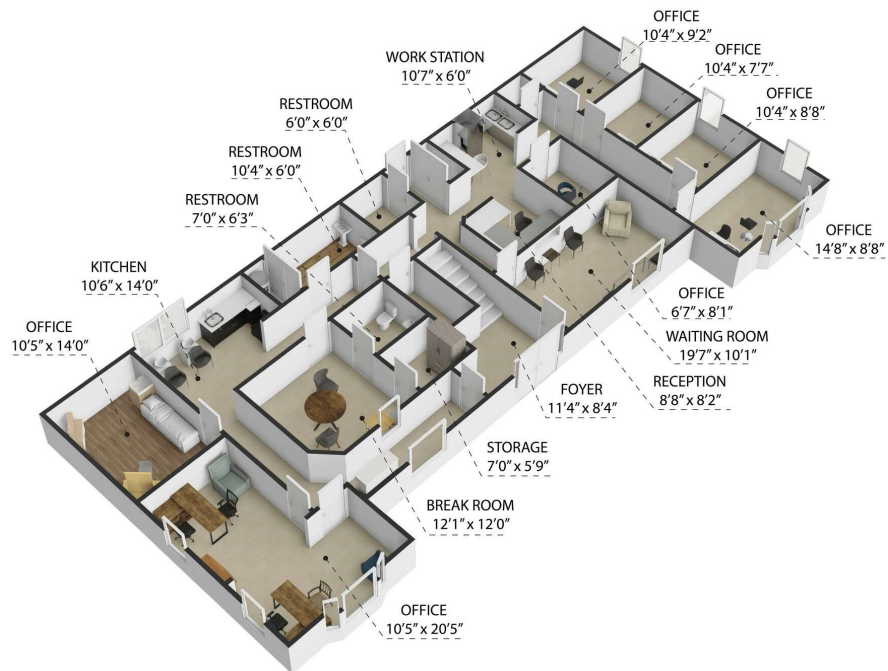
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