

Office Building on Eagle Dr



1817 Eagle Dr.
Woodstock, GA

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HARDY
REALTY & DEVELOPMENT CO.

EXECUTIVE SUMMARY

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Discover a rare commercial opportunity at **1817 Eagle Drive in Woodstock, Georgia** — a beautifully renovated **4,600 SF office building** on **1.23 acres**, plus an **additional 2.02-acre adjoining parcel**. This dual-zoned property (PUD + OI) offers unmatched flexibility for a wide range of commercial, professional, or mixed-use applications. The interior features hardwood floors, a welcoming lobby, open workspace with cubicles, private offices, and a full kitchen break room, while the outdoor area provides ideal space for company events or client gatherings.

Positioned in the fast-growing **Cherokee County** market, this property combines immediate functionality with long-term development potential. Whether as a corporate headquarters, professional services office, or investment with expansion upside, **1817 Eagle Drive** delivers the space, location, and versatility to support future growth in one of metro Atlanta's most dynamic corridors.

An aerial photograph of a residential property. The property features a large, paved parking lot in the foreground, with several cars parked. Behind the parking lot is a cluster of houses with red roofs and white siding. A paved road runs along the right side of the property, with a few cars driving on it. In the background, there is a dense forest of green trees. The overall image is a high-angle shot of a suburban or residential area.

PROPERTY OVERVIEW

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- **Address:** 1817 Eagle Drive, Woodstock, Georgia 30189
- **Building Size:** ± 4,600 SF (Class A renovated office building)
- **Total Site Area:** ± 3.25 acres (1.23 AC + 2.02 AC adjoining parcel)
- **Zoning:** PUD (Primary Parcel) & OI (Office/Institutional – Adjoining Parcel)
- **Year Built / Renovated:** Originally 1997 – Fully updated interior
- Interior Features**
 - Hardwood flooring throughout with a bright, professional finish
 - Welcoming lobby and reception area
 - Large **open workspace** with cubicles for collaborative teams
 - Multiple **private offices** for staff or management
 - **Full kitchen break room** ideal for team meals or client hospitality
 - **Rear flex room** suitable for training, meetings, or project work
- Exterior & Site Features**
 - Attractive **outdoor area** for company gatherings or breaks
 - Ample parking and expansion potential on the adjoining 2.02-acre parcel
 - **Dual-zoned acreage** provides flexibility for future development
 - Excellent **accessibility and visibility** in a fast-growing Cherokee County corridor
- Ideal Uses**
 - Corporate or regional headquarters
 - Professional, medical, or administrative offices
 - Training or creative workspace facility
 - Investor purchase with long-term development potential



PROPERTY OVERVIEW, *continued*

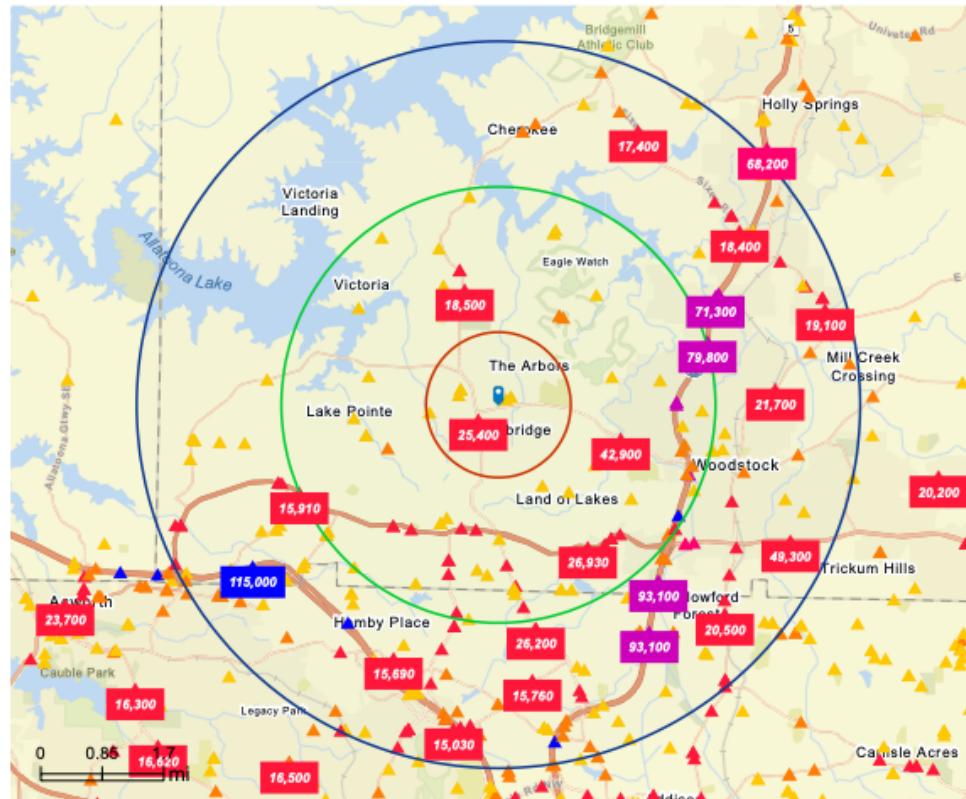


Traffic Count Map

1817 Eagle Dr, Woodstock, Georgia, 30189



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)