



Rendering



Current Status

For Lease

Woodstock Medical Center

CONTACT US

Josh Gregory
Executive Vice President | Principal
+1 404 213 6377
josh.gregory@colliers.com

Alec Clifford
Senior Associate
+1 757 675 8515
alec.clifford@colliers.com

Colliers Atlanta
1230 Peachtree St NE
Suite 800
Atlanta, GA 30309
Main: +1 404 888 9000
colliers.com

7355 Main Street Woodstock, GA 30188

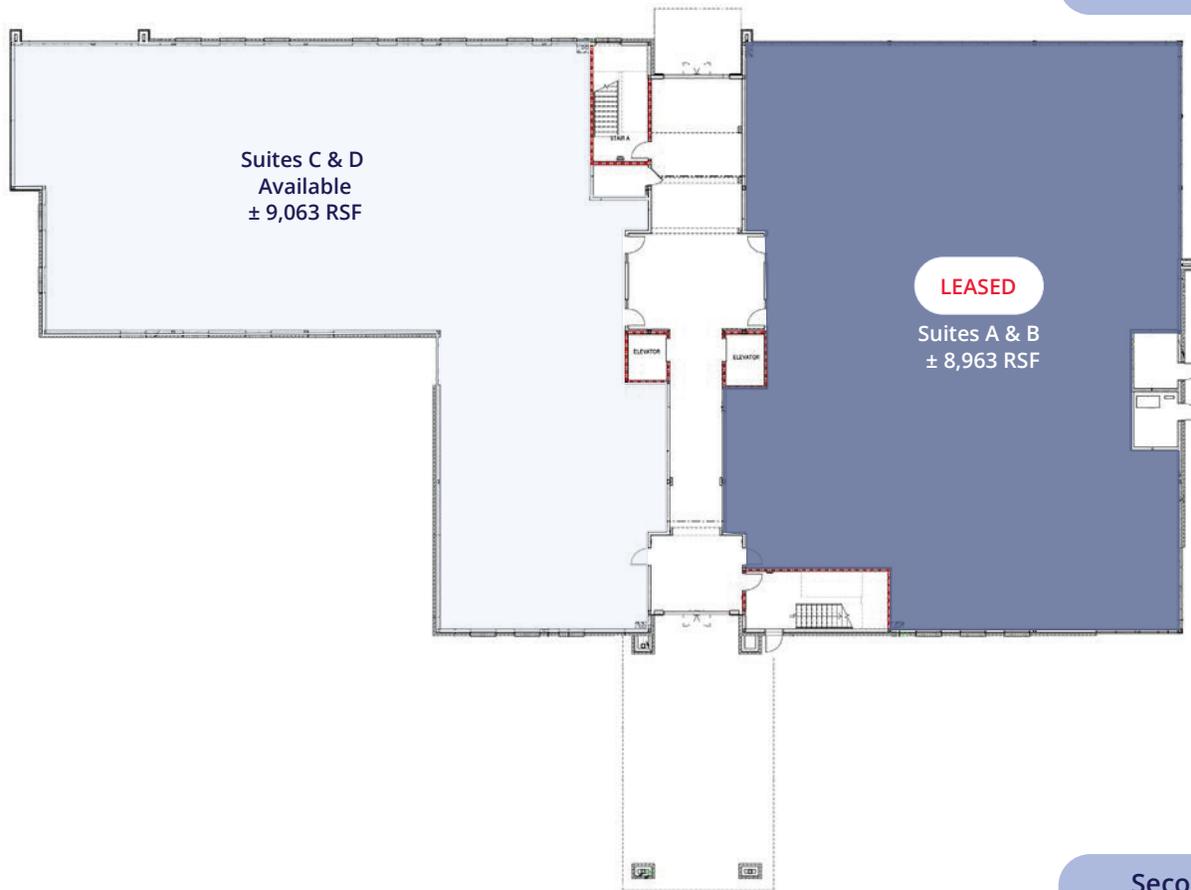
- **Rate:** Negotiable
- **Building Size:** ± 36,218 RSF
- **Available Space:** ± 2,450 - 22,260 RSF
- **Stories:** 2
- **Free Parking:** 4.5/1,000
- Suites with Lobby Exposure Available
- Close proximity to “The Outlet Shoppes”, restaurants and other retail
- ± 4 Miles from Wellstar Cherokee Health Park
- ± 1.2 Miles to I-575
- ± 1.7 Miles from Downtown Woodstock
- ± 12 Miles to Northside Cherokee Hospital

Current Construction Timeline

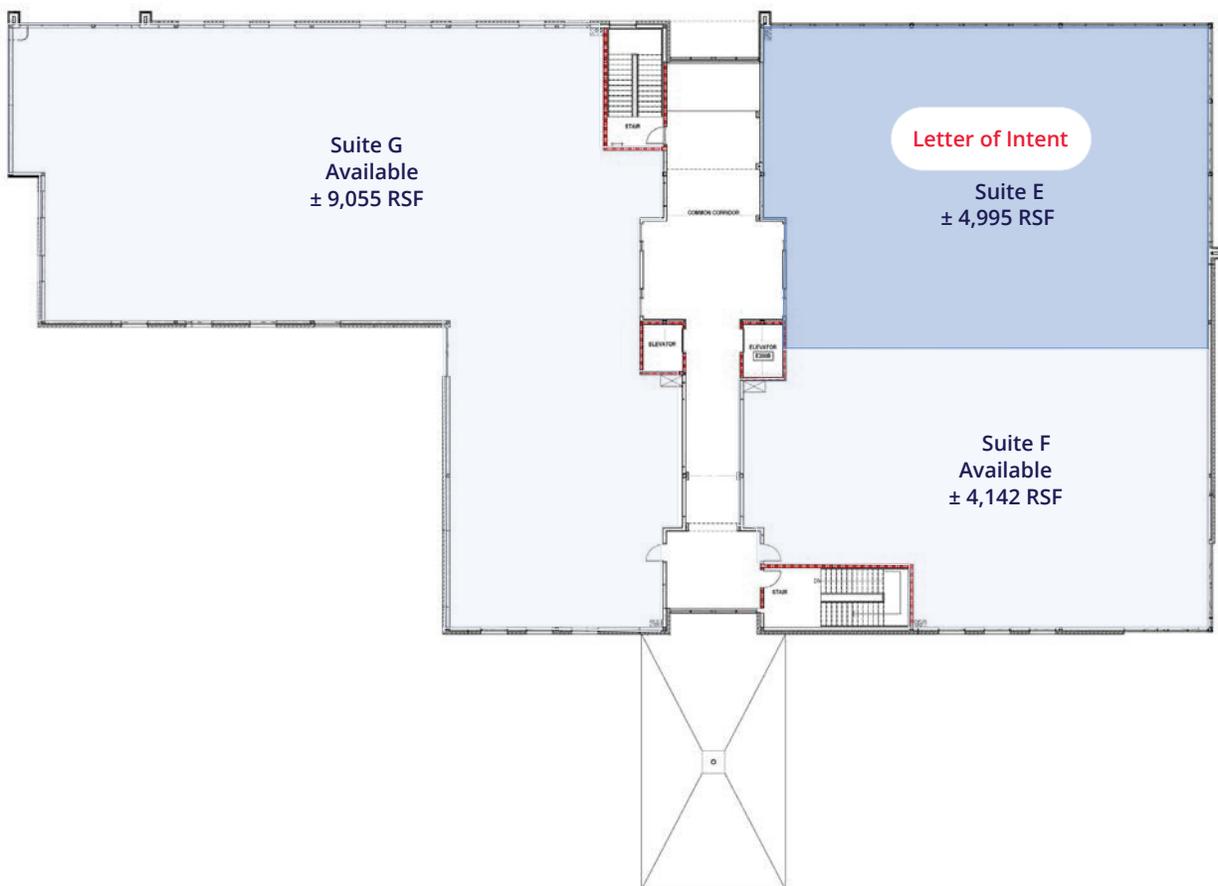
- Commencement of Tenant Buildout - January 2026
- Shell Completion Date - February 2026

Floor Plans

First Floor
Remaining Availability
± 9,063 RSF



Second Floor
Remaining Availability
± 13,197 RSF



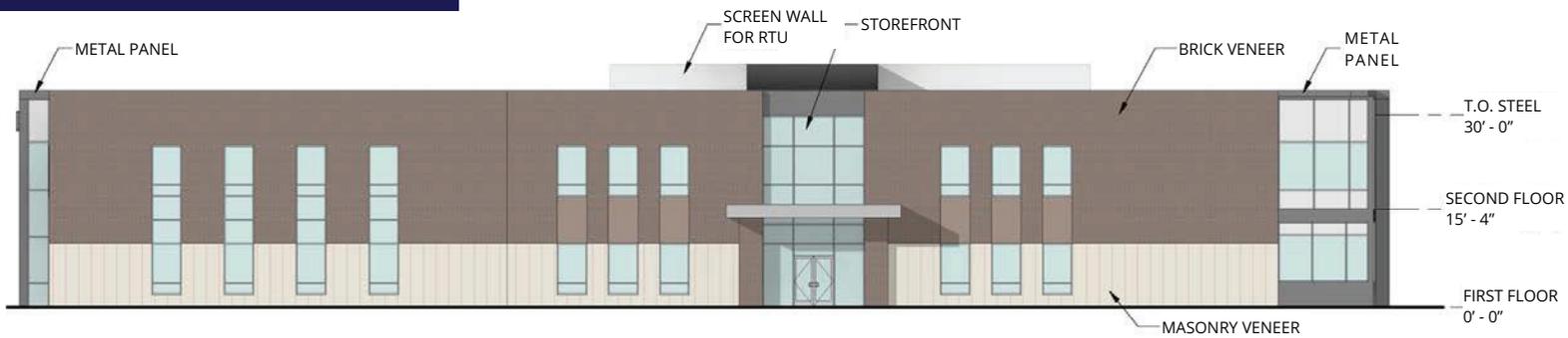
Site Plan & Renderings



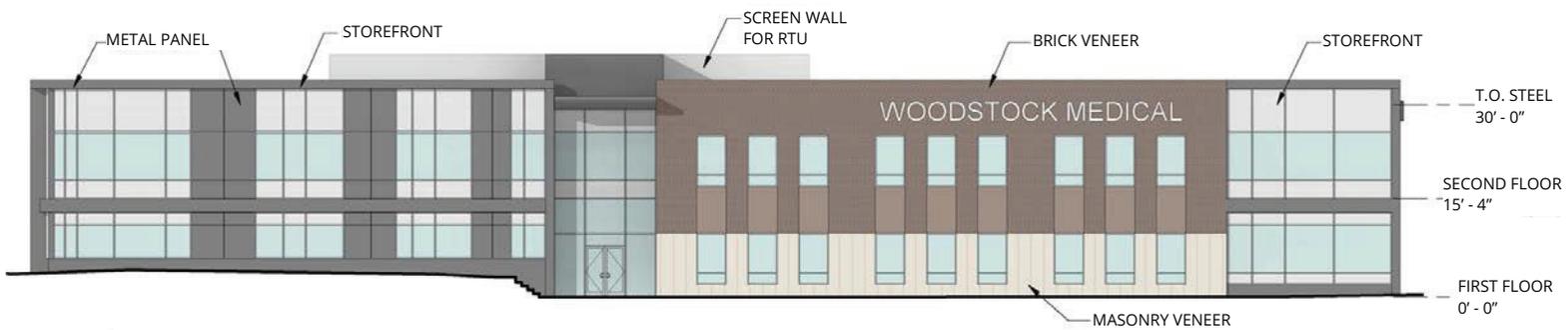
Updated Photos - Construction Progress



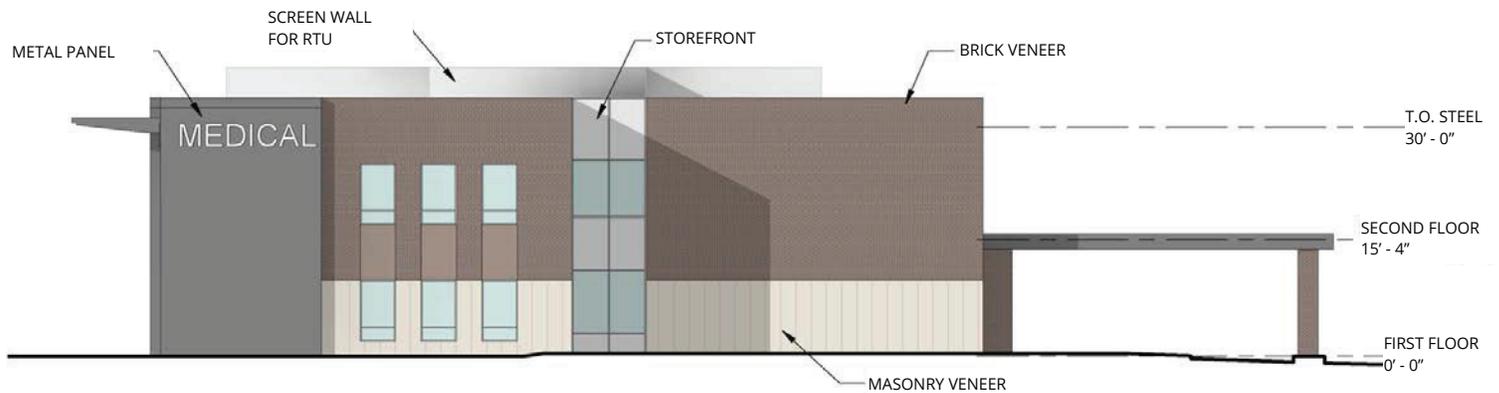
Building Elevations



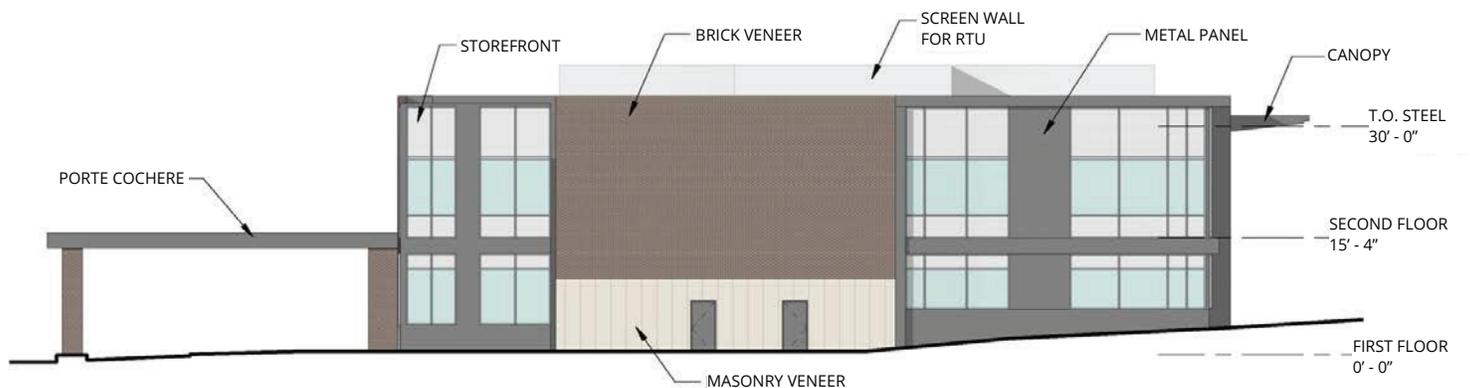
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST

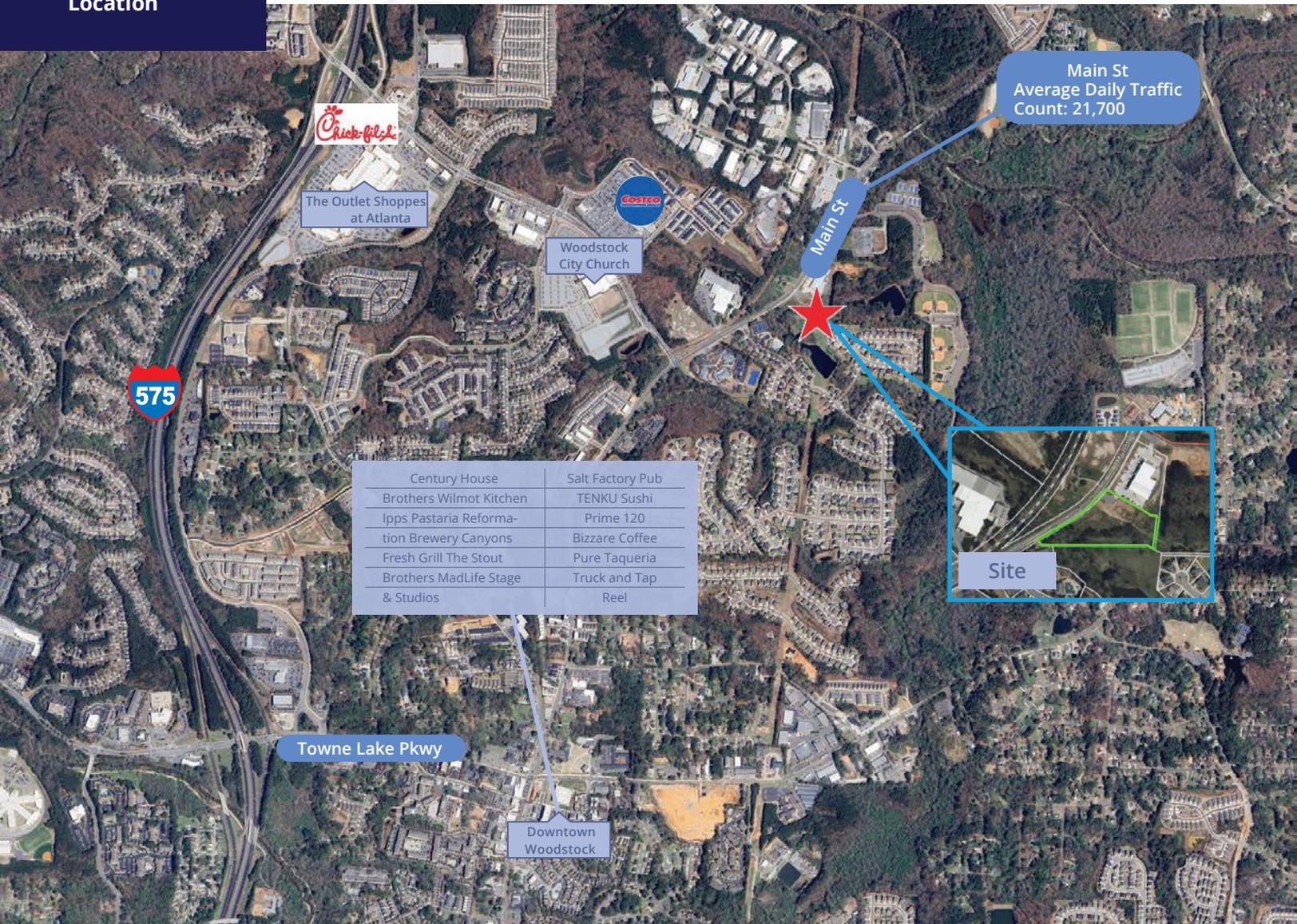


EXTERIOR ELEVATION - EAST

Demographics

	<u>Within 3 Mile</u>	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
	62,737	161,950	501,136
POPULATION		POPULATION	POPULATION
	42.54%	26.85%	19.62%
POPULATION GROWTH SINCE 2010		POPULATION GROWTH SINCE 2010	POPULATION GROWTH SINCE 2010
	\$124,500	\$131,230	\$145,756
AVG HH INCOME		AVG HH INCOME	AVG HH INCOME
	\$8,224.37	\$8,762.85	\$9,640.87
AVG HEALTHCARE SPENDING		AVG HEALTHCARE SPENDING	AVG HEALTHCARE SPENDING
	\$5,319.82	\$5,680.43	\$6,253.06
AVG HEALTH INSURANCE SPENDING		AVG HEALTH INSURANCE SPENDING	AVG HEALTH INSURANCE SPENDING

Location



Century House	Salt Factory Pub
Brothers Wilmot Kitchen	TENKU Sushi
Ipps Pastaria Reformation	Prime 120
Brewery Canyons	Bizzare Coffee
Fresh Grill The Stout	Pure Taqueria
Brothers MadLife Stage & Studios	Truck and Tap
	Reel