

# WOODSTOCK C·R·O·S·S·I·N·G

12050 Highway 92, Woodstock, GA 30188 | 66,122 SF GLA | Across the Street from the First Baptist Church of Woodstock



## DEMOGRAPHICS

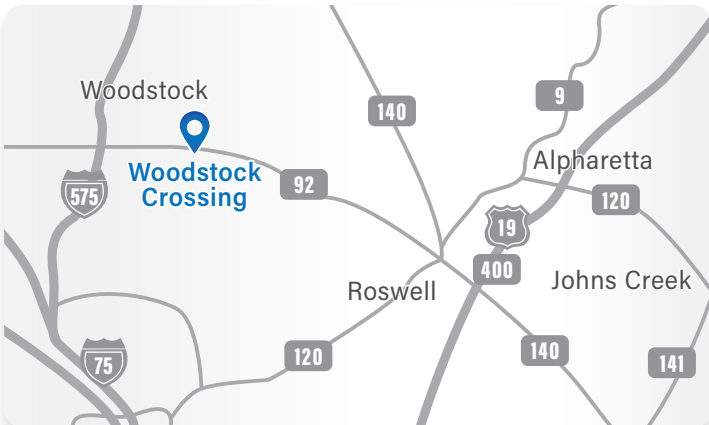
Radius	1-Mile	3-Mile	5-Mile
Population	8,455	65,571	161,967
Household	3,494	25,696	61,060
Avg. Income	\$128,661	\$139,633	\$154,311

## CENTER HIGHLIGHTS

- Anchored by a high-performing Kroger with a fuel center.
- Located at the busy intersection of GA-92 and Trickum Road. The center benefits from prominent signage, excellent street visibility, and easy access.
- Directly across the street is the First Baptist Church of Woodstock, an 80-acre megachurch featuring a 7,500-seat auditorium and a congregation of 16,000 members, which generates significant traffic to the area every day.
- Woodstock is one of the fastest-growing cities in Georgia, with a continually expanding customer base and a strong market for retail development.

## LEASING INFORMATION

Building/GLA	66,122 SF
Parking	409 Spaces
Intersection	GA-92 and Trickum Road
Traffic Count	48,445 VPD on GA-92







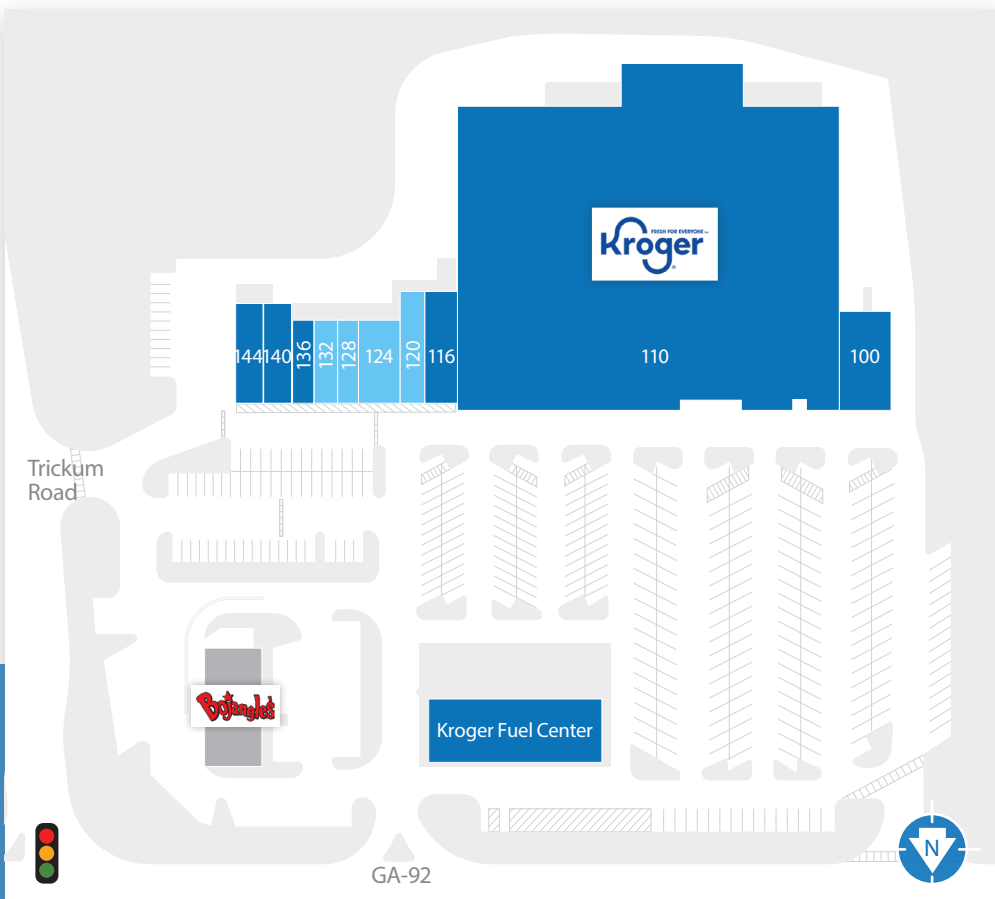
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STE	TENANT	SF	120	Available	1,500
100	Pavilion Nail Lounge	2,400	124	Available	1,000
110	Kroger	54,322	128	Available	1,000
116	Benchmark Physical Therapy	2,300	132	Available	1,000
			136	Salon Browline	1,000

140	Pizza Hut	1,200
144	Jersey Mike's Sub	1,200
Outparcel		
Kroger Fuel Center		



## LEASING CONTACT

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