

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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POWELL
PROPERTY GROUP

ADAIR PARK- BUILDING 1

FOR LEASE

Retail Property :

8212 MAIN STREET, WOODSTOCK, GA 30188



ADAIR PARK- BUILDING 1

8212 MAIN STREET, WOODSTOCK, GA 30188



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Building Size: 22,500 SF

Zoning: COMM

Market: Cherokee/Woodstock
Ret

PROPERTY OVERVIEW

In the tradition of some of the finest new urban streets in the country, and in the only Georgia city recently named "One of the Top 50 Places to Live in the U.S." by Money Magazine, comes Downtown Woodstock's remarkable new northern mixed-use gateway: Adair Park at Downtown Woodstock.

Adair Park will extend the amazing amenities and appeal of Downtown further north up Main Street, as well as offer a captivating mix of new restaurants, retail shops and boutiques, office space and residences starting in the \$300s.

Adair Park is designed to be an ultra-pedestrian-friendly, Traditional Neighborhood Development (TND), located just a few minutes' walk from all the best that Downtown Woodstock has to offer. It will feature retail, office, restaurants, residential condos and single family homes all connected to the City's sidewalks for easy strolls to Downtown.

PROPERTY HIGHLIGHTS

- Great visibility
- Daily Traffic exceeds 23,000
- Convenient Access to I-75 and I-575

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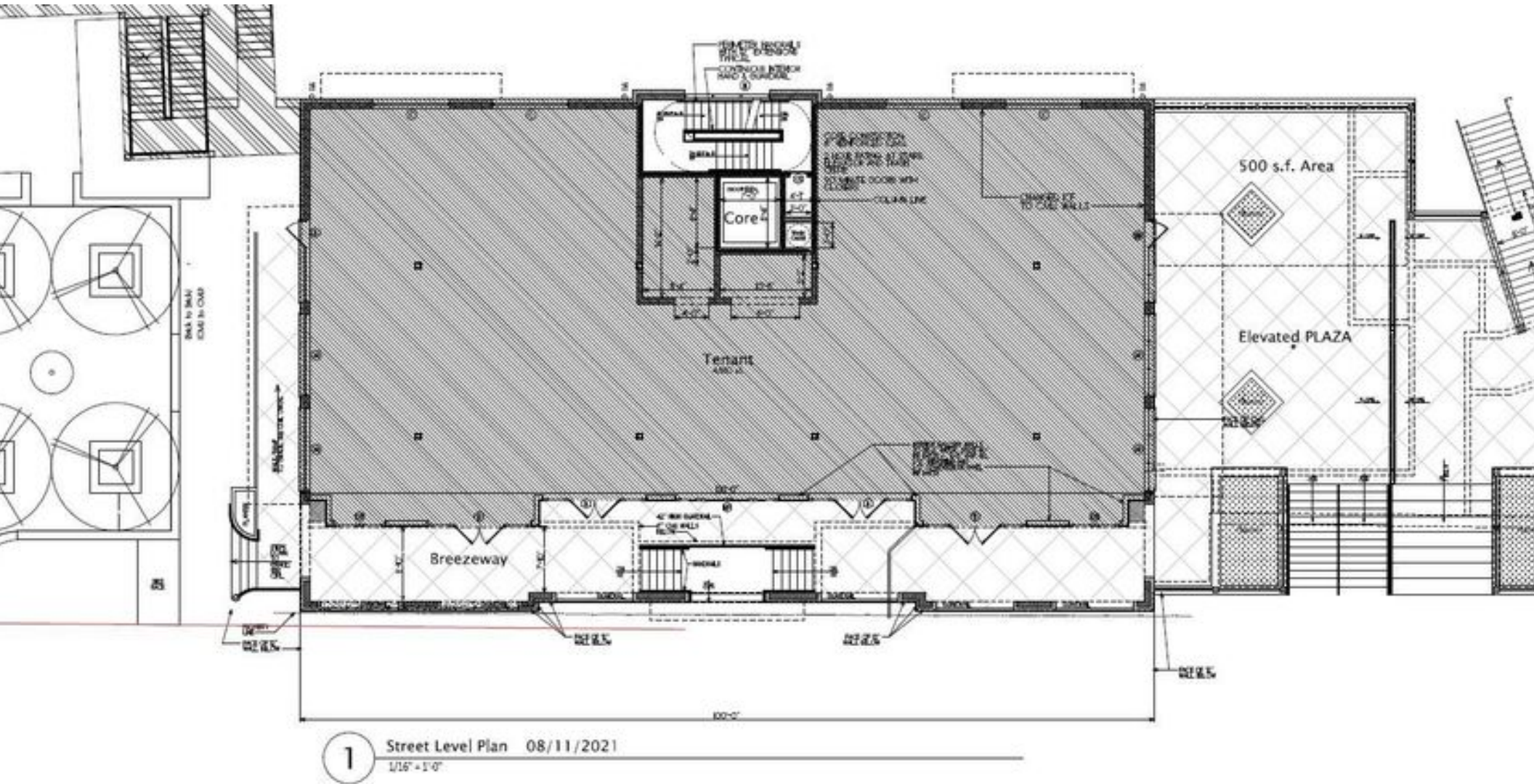
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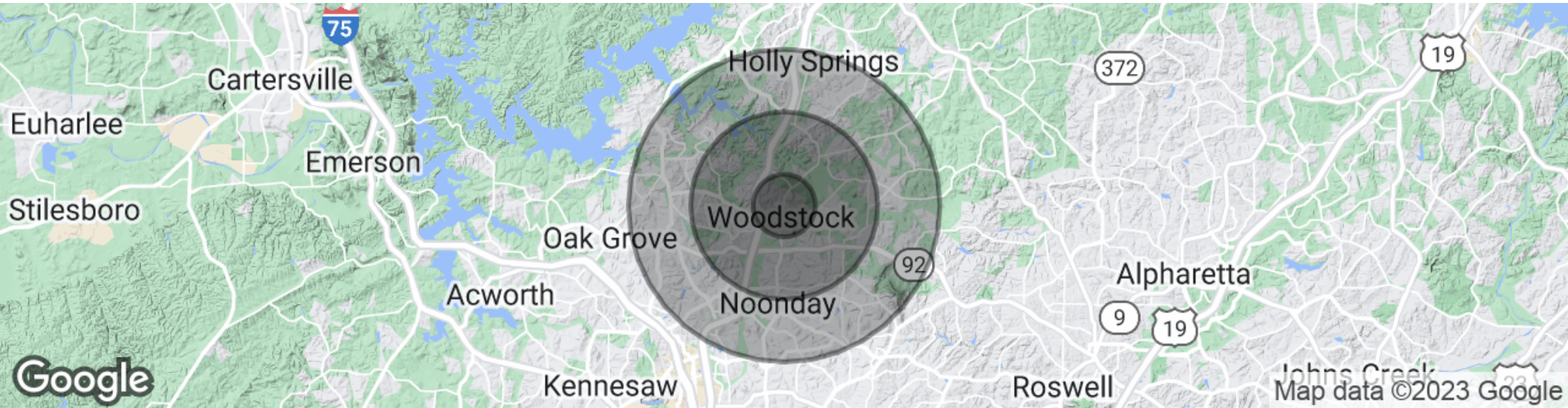
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,888	47,583	136,030
Median age	33.1	35.5	35.4
Median age (Male)	32.2	35.7	35.1
Median age (Female)	34.2	35.1	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,498	17,670	48,207
# of persons per HH	2.6	2.7	2.8
Average HH income	\$61,092	\$77,595	\$85,427
Average house value	\$257,830	\$246,545	\$237,392

* Demographic data derived from 2020 ACS - US Census

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