

# WOODSTOCK RESTAURANT/RETAIL OPPORTUNITY

8590 Main Street, Woodstock, GA 30188



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>LOT SIZE:</b>	0.06 Acres
<b>BUILDING SIZE:</b>	3,128
<b>RENOVATED:</b>	2010
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Atlanta
<b>SUBMARKET:</b>	Woodstock
<b>PRICE / SF:</b>	\$319.69
<b>TRAFFIC COUNT:</b>	19,000

## PROPERTY OVERVIEW

This property is best suited for a full service restaurant & bar. There are plenty of international restaurant themes missing from downtown Woodstock including but not limited to Vegan, Italian, Irish, Cuban, Mexican, French, Asian, & African.

This kind of property doesn't hit the market often. Most of all of the original structures on Main Street have been completely renovated. The CBD zoning allows for all kinds of uses. This building was most recently used as a beauty salon. This is an owner/user sale and the owner will not remain as a tenant. The back portion of the roof has just been replaced. The first floor space must be a retail use according to zoning and second floor can be office, retail, or residential.

## PROPERTY HIGHLIGHTS

- \$1,000,000
- CBD Zoning
- Interior Demo Completed (See more pictures [www.KWCOffice.com](http://www.KWCOffice.com))
- Rare opportunity to be on Main St
- Expansion available in rear of building
- Major parking deck coming across the street

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**RETAIL FOR SALE**

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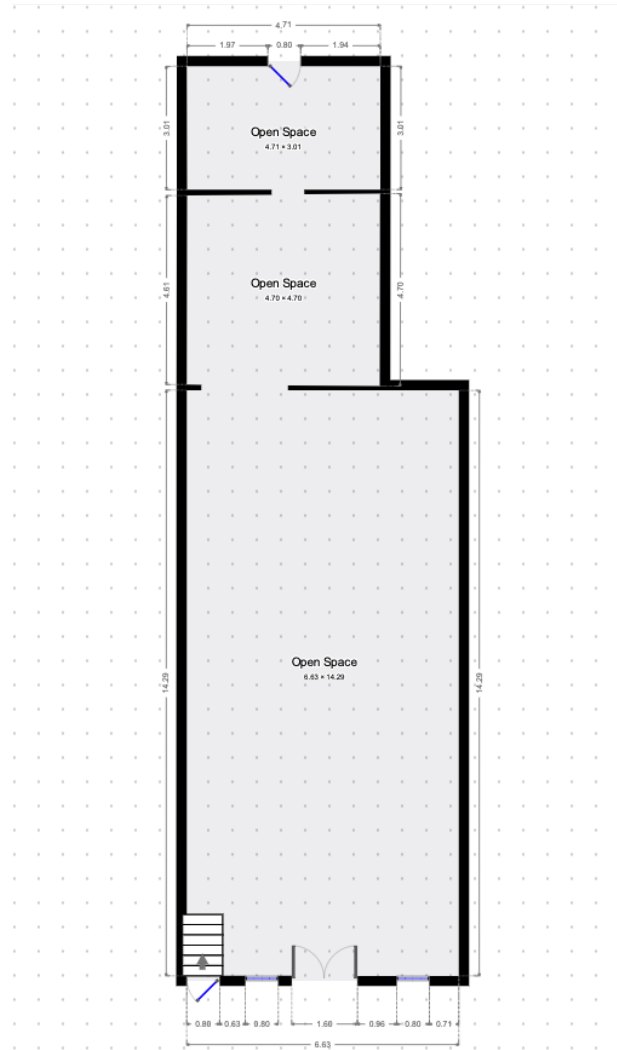
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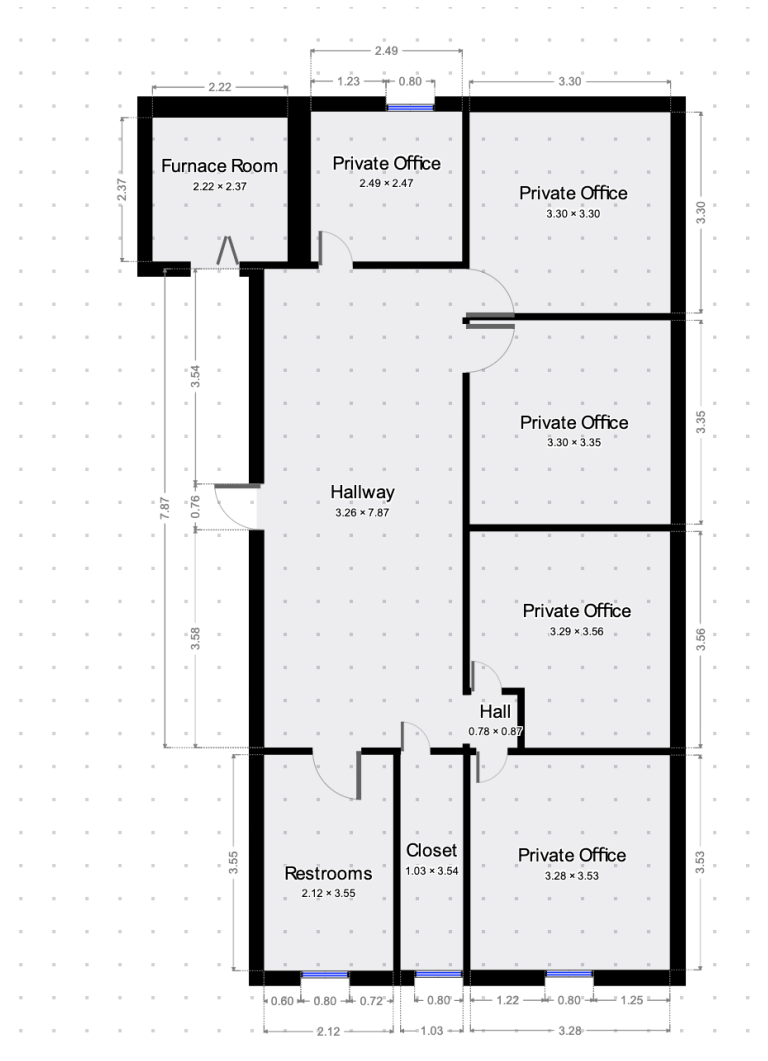
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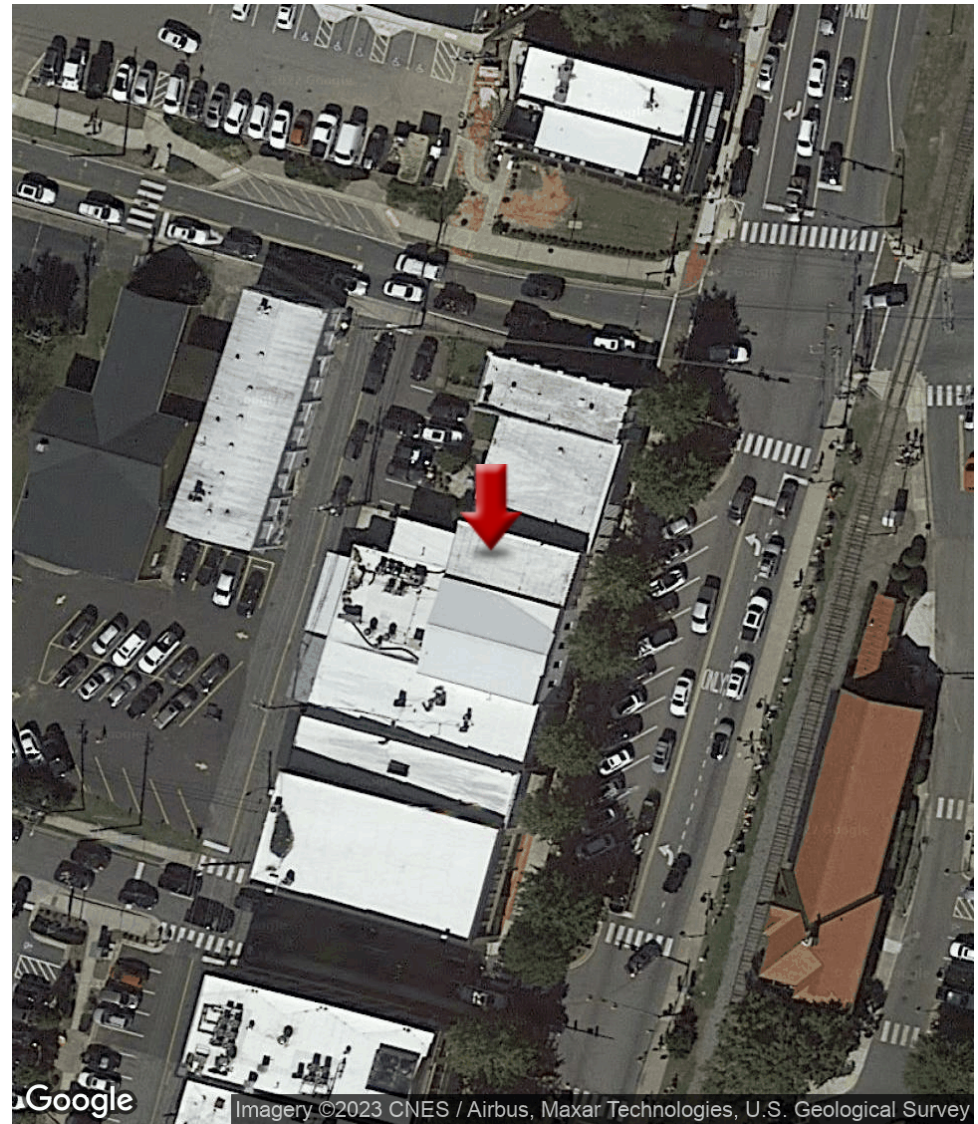
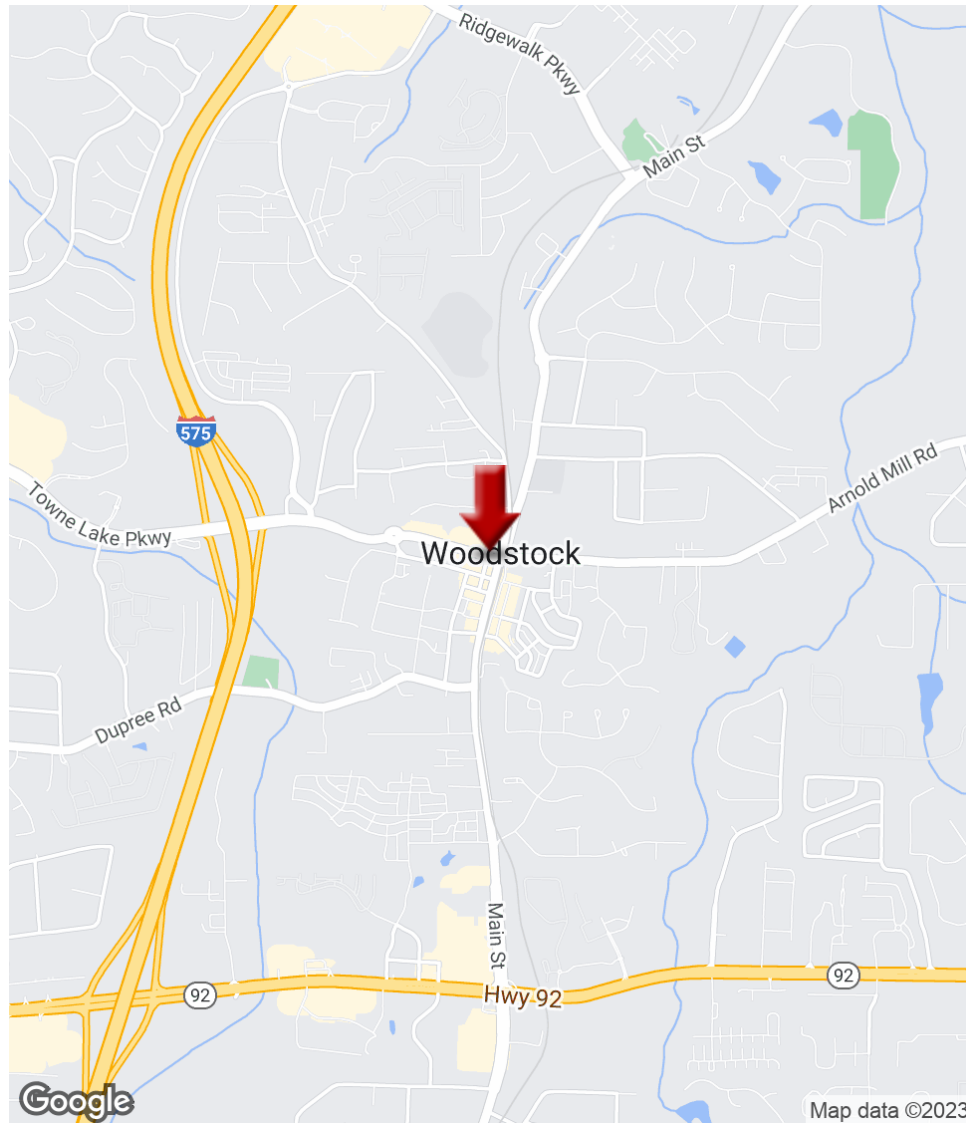
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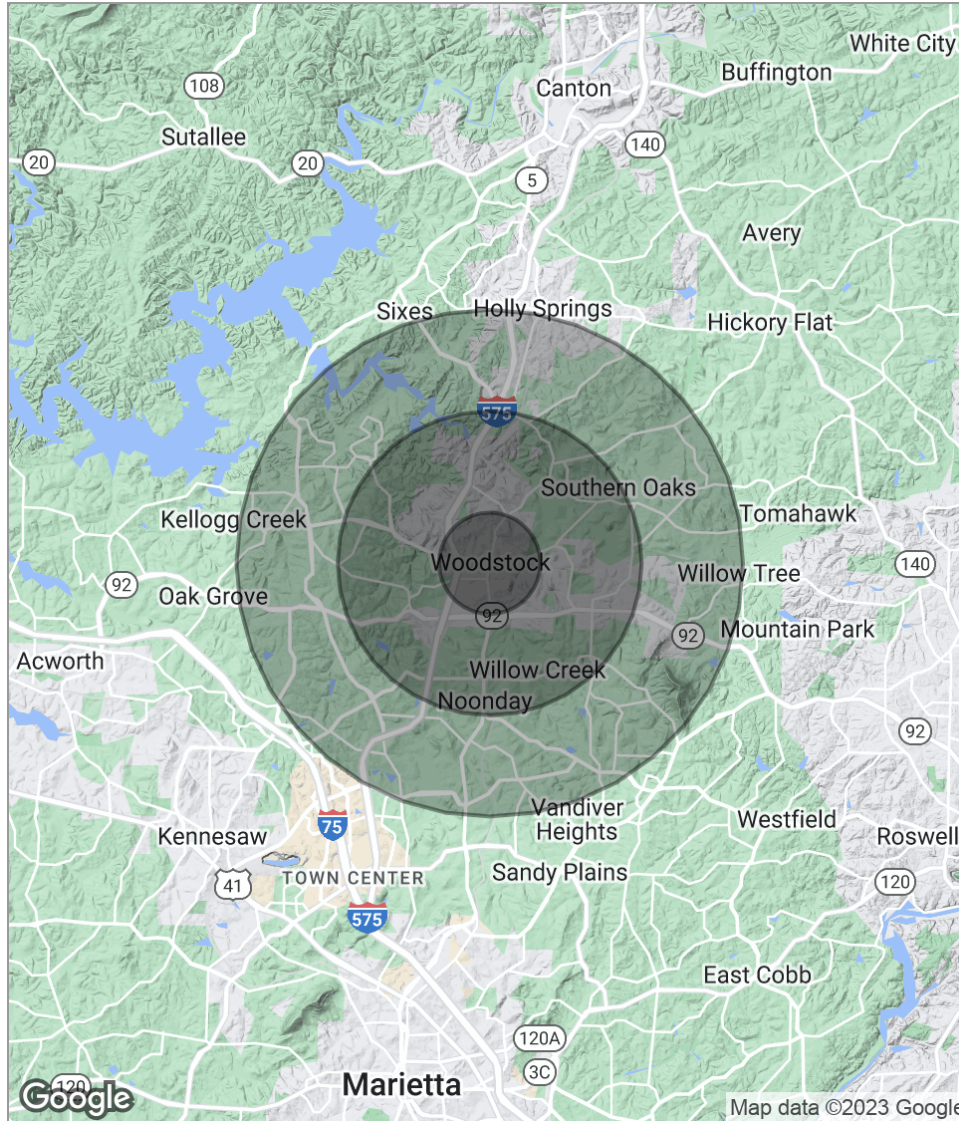
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,030	49,942	140,044
Median Age	33.3	35.3	35.5
Median Age (Male)	32.6	35.5	35.1
Median Age (Female)	34.3	34.9	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,543	18,379	49,568
# Of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$62,273	\$77,606	\$85,822
Average House Value	\$228,164	\$242,150	\$237,923

*\* Demographic data derived from 2020 ACS - US Census*

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