



WOODSTOCK'S  
NEW URBAN  
VILLAGE

# RETAIL / OFFICE SPACE FOR SALE

9200 MAIN STREET, B2, WOODSTOCK, GA 30188

## SOUTH ON MAIN - COMMERCIAL



**ROBERT GOOD**  
Broker | CCIM  
770.874.9210  
robert.good@sperrycga.com  
CA #246789

**GOOD GROUP REALTY**  
8744 MAIN STREET #201  
WOODSTOCK, GA 30188  
WWW.SPERRYCGA.COM





# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Call for Current Pricing
Building Size:	6,000 SF
Available SF:	1,500SF each unit
Number Of Units:	4
Price / SF:	Call for Current Pricing
Year Built:	2020
Zoning:	DT-RO
Market:	Atlanta-Marietta
Sub-market:	Cherokee County - Woodstock, GA
Main Street Traffic Count:	18,500

## PROPERTY OVERVIEW

Limited opportunity to own \*NEW\* Retail/Office Space in downtown Woodstock! Four commercial buildings will line Main Street at the entrance to JW Collection's "South on Main" community of 500+ luxury home sites, currently under construction. Building B offers 4 units, each 1500sf.

Perfect for professional services (tax/financial advisor, etc.), small salon, or specialty retailer. Street and onsite parking available - see parking plan.

Expected delivery from builder is Summer 2020. Plan 30 days for City of Woodstock to review and permit any owner improvement plans, plus 30 days build out schedule.

## PROPERTY HIGHLIGHTS

- Excellent location; High visibility
- Main Street near signaled intersection
- 1 Block to GA Hwy 92; Less than 2 miles to I-575 (at Exit 7)
- At entrance to new luxury living community

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**EXECUTIVE SUMMARY // 2**





# OVERVIEW

## PROPERTY OVERVIEW

NEW Retail/Office Space in downtown Woodstock, at the entrance to JW Collection's "South on Main" community of 575 luxury home sites currently under construction (approx 75 homes sold to date). Commercial units are 1500sf each - perfect for small professional services such as financial/tax/accounting, small salon, or specialty retailer.

## LOCATION OVERVIEW

Easy access and high visibility - directly on Main Street - near a signaled intersection. Only 2 miles East of I-575 at Exit 7, GA Hwy 92. Excellent location with high visibility on Main Street near signaled intersection. South on Main is only 1 Block north of the GA Hwy 92 business corridor and is less than 2 miles east of I-575 (at Exit 7), at the entrance to this new luxury living walkable community with homes selling from \$400s to \$800s.



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# ABOUT SOUTH ON MAIN

South on Main's approved master plan encompasses 575 residences, a combination of homes and townhomes, nearly twenty acres of parks, community gardens, multi-use trails with connectivity to the Noonday Trail, plus over 40,000 square feet of commercial amenities.



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**ABOUT SOUTH ON MAIN // 4**

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# ABOUT SOUTH ON MAIN

## Key Features:

- ✓ John Wieland style and architecture
- ✓ Thoughtful neighborhood design, crafted for connectivity
- ✓ Just minutes from the bustling "Heart of Downtown"
- ✓ High visibility from Main Street (17,400 cars daily)
- ✓ Less than 2 miles from I-575
- ✓ Over 300 homes in the village, priced from the \$400s to \$800s
- ✓ Walk to work for business owners living in the village
- ✓ Walk to shops/services for residents living in the village



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# ABOUT SOUTH ON MAIN

Adding to South on Main's hometown appeal will be a charming set of office and retail spaces at the Main Street entrance to the village.

Historically-inspired exteriors will house professional offices or small shops, providing the convenience of walk-to services for South on Main's residents, as well as excellent visibility facing Main Street for drive-by visitors.

**Eight Fee Simple spaces**, located in two buildings, are currently for sale - each unit is approx. 1,250SF



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Building A

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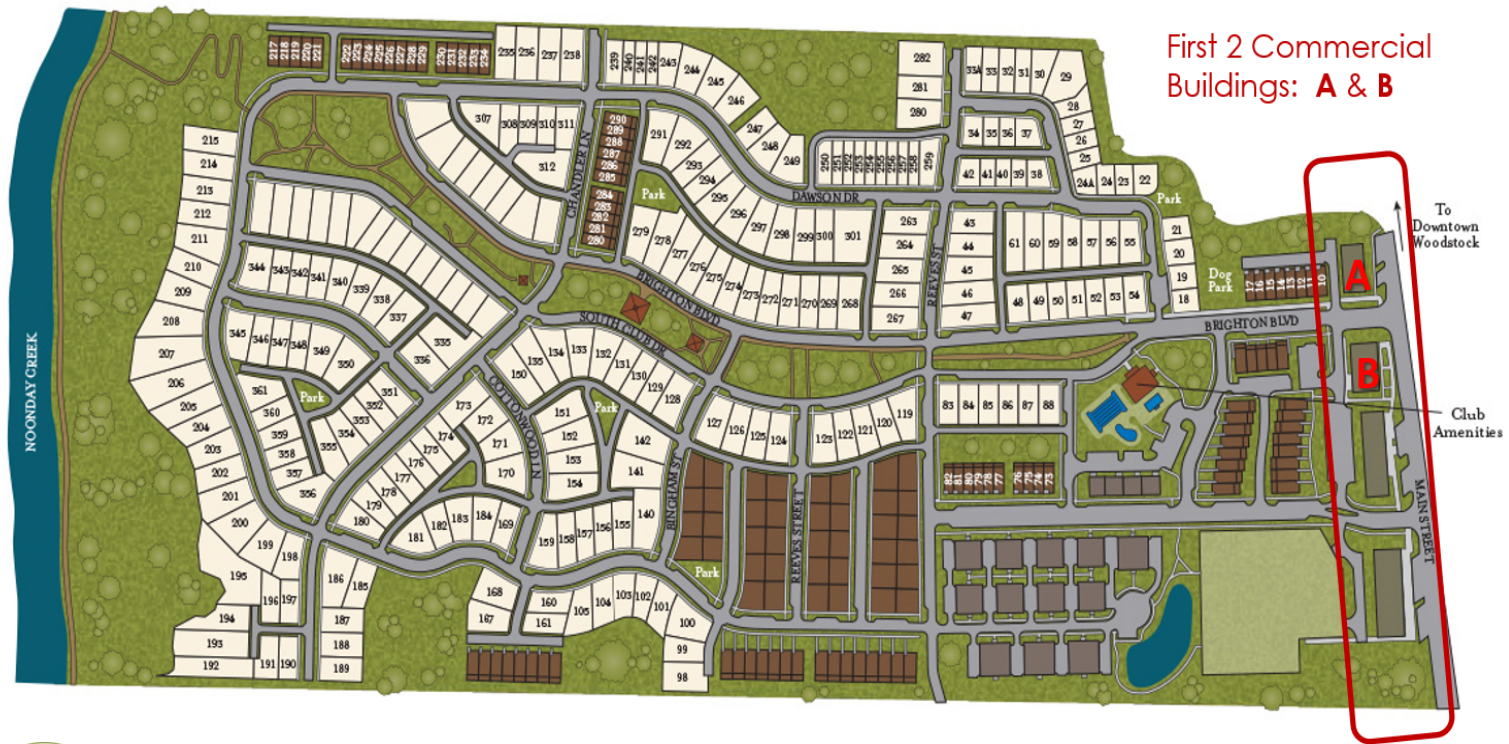
**ABOUT SOUTH ON MAIN // 6**

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# SITE PLAN - SOUTH ON MAIN



First 2 Commercial  
Buildings: **A & B**



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- AVAILABLE HOMES
- AVAILABLE TOWNHOMES
- AVAILABLE CONDOMINIUMS
- MIXED USE



THIS PLAN IS REPRESENTATIONAL, NOT TO SCALE  
AND IS SUBJECT TO CHANGE AT THE DISCRETION  
OF THE DEVELOPER.

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**SITE PLAN // 7**

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# BUILDING B - RESERVATIONS

(Pricing and Space details to be provided by builder soon)

## RESERVE YOUR SPACE NOW!

For a small reservation fee, we will assign your unit now.  
Purchase when construction plans are finalized.



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**BUILDING B // 8**

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# PARKING PLAN

## SOUTH ON MAIN COMMERCIAL PARKING ALLOCATIONS

41,800 sf commercial minimum required  
125 parking minimum required (3/1000)

### Commercial "A"

1. Temporarily includes 6 on-street parking spaces along Brighton Blvd. until Commercial "B" is built.

### Commercial "B"

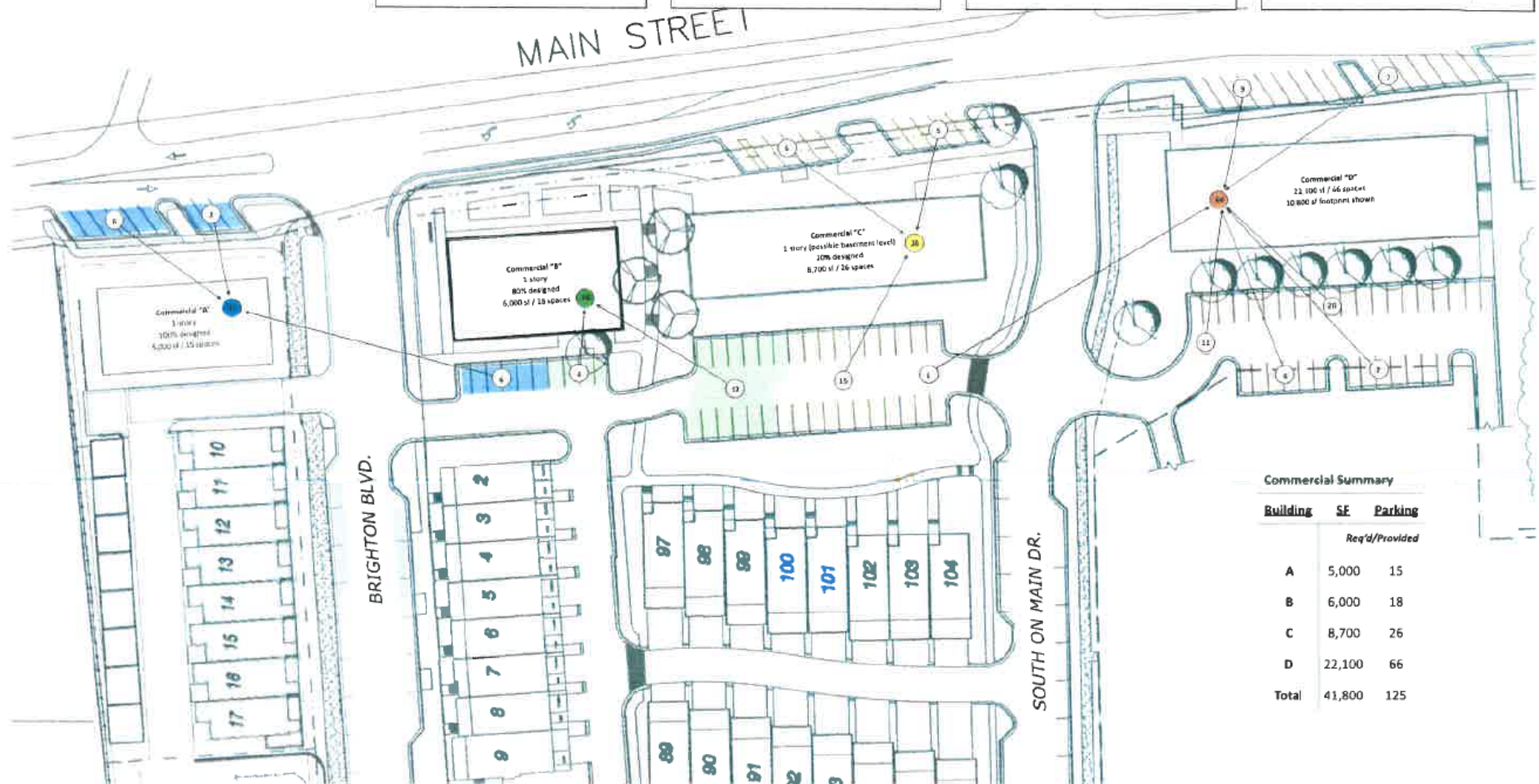
1. Includes the replacement of the temporary monument sign.
2. Includes parking to complete Building "A" requirement.

### Commercial "C"

1. Meets all requirements for SF and parking.

### Commercial "D"

1. To be designed to fulfill zoning requirements.
2. If below footprint is maintained, building will be 2-stories and 11 additional spaces will be designed to rear.



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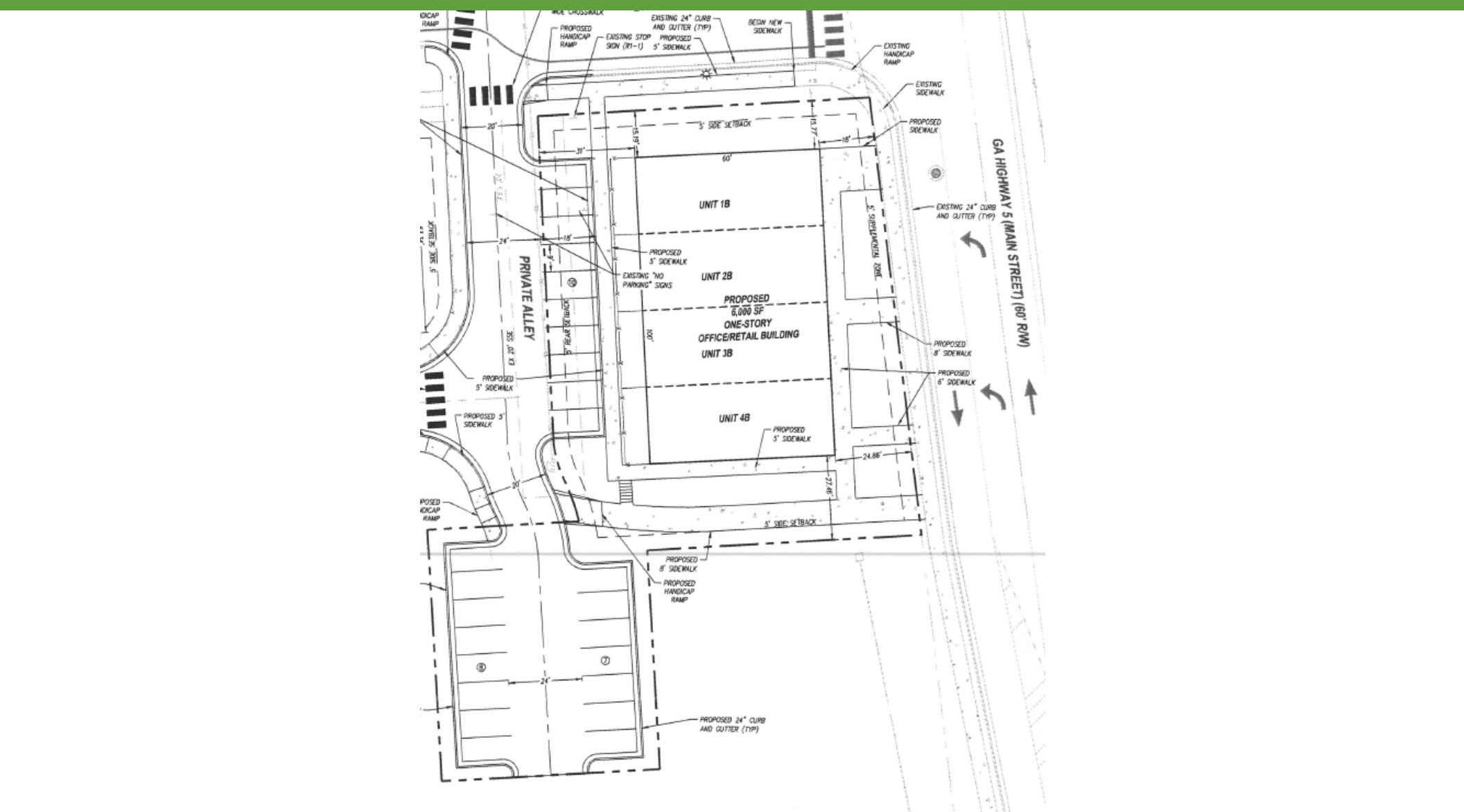
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PARKING PLAN // 9

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PLANS - BUILDING B // 10

PLANS - BUILDING B // 10



# FINANCING

Need financing? You may use any provider, of course, but consider the following lenders in your search:



**J. Adam Smith**

Senior Vice President, Commercial Banker  
200 Parkway 575, Woodstock, GA 30188  
(678) 755-5132 (Cell)  
(770) 591-6063 (Office)

[adamsmith@synovus.com](mailto:adamsmith@synovus.com)

Synovus is providing financing for JW Collection's South on Main construction.



**J. T. Nix**

Business Development Officer  
7000 Central Pkwy, Suite 1575, Atlanta GA 30328  
(404) 373-8601

[jt@ga504.com](mailto:jt@ga504.com)

Providing capital through the SBA 504 Loan Program



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# LOCATION - STREET MAP

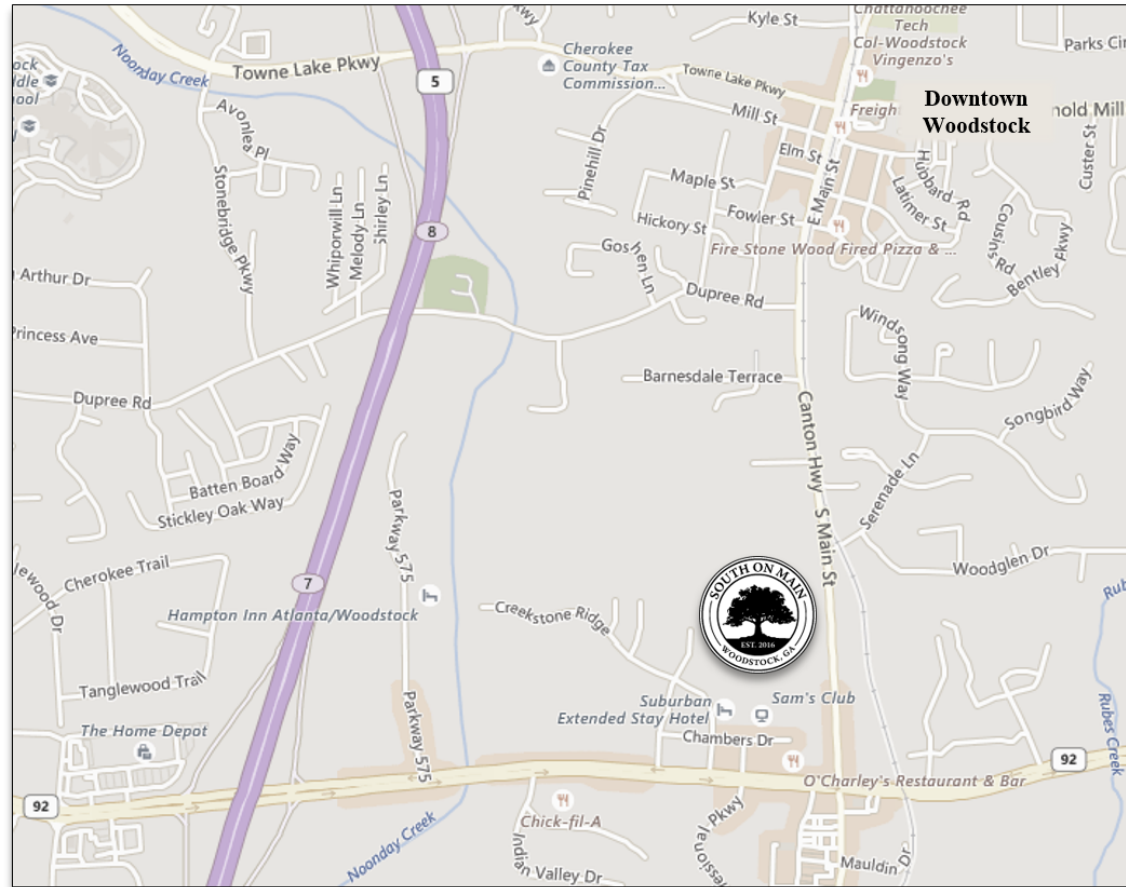
Within two minutes of the Heart of Downtown Woodstock, South on Main offers your business the desired customer convenience of an excellent location.

For those driving by way of I-575 and GA92 and, of course, for those living in the surrounding neighborhoods of the entire Woodstock Trade Area, South on Main is easily accessible.

An additional entry at the Serenade Lane signal will enhance left and right turns, for both the approach and departure of the South on Main community.



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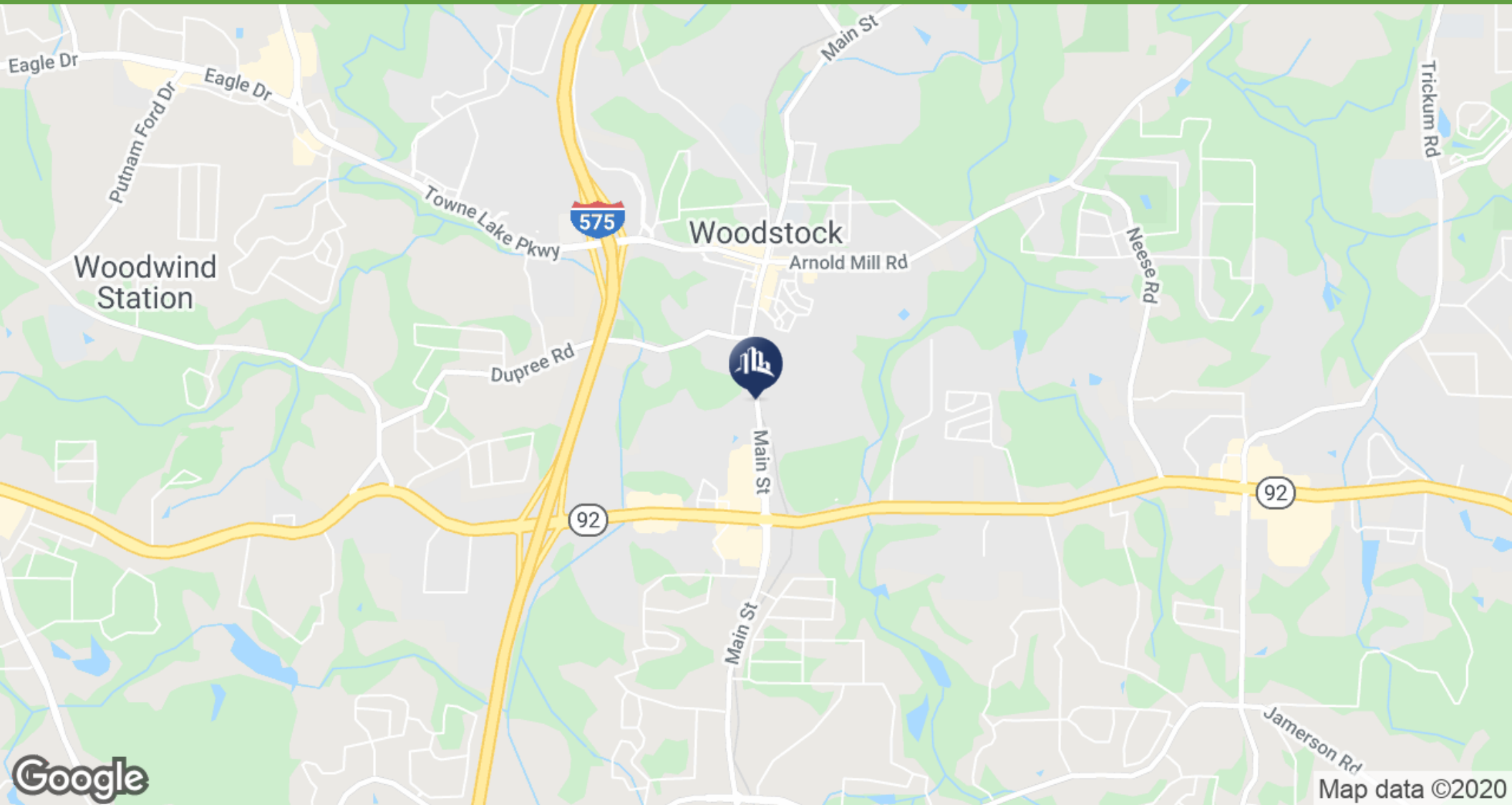
**LOCATION - STREET MAP // 12**

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# LOCATION - CITY MAP



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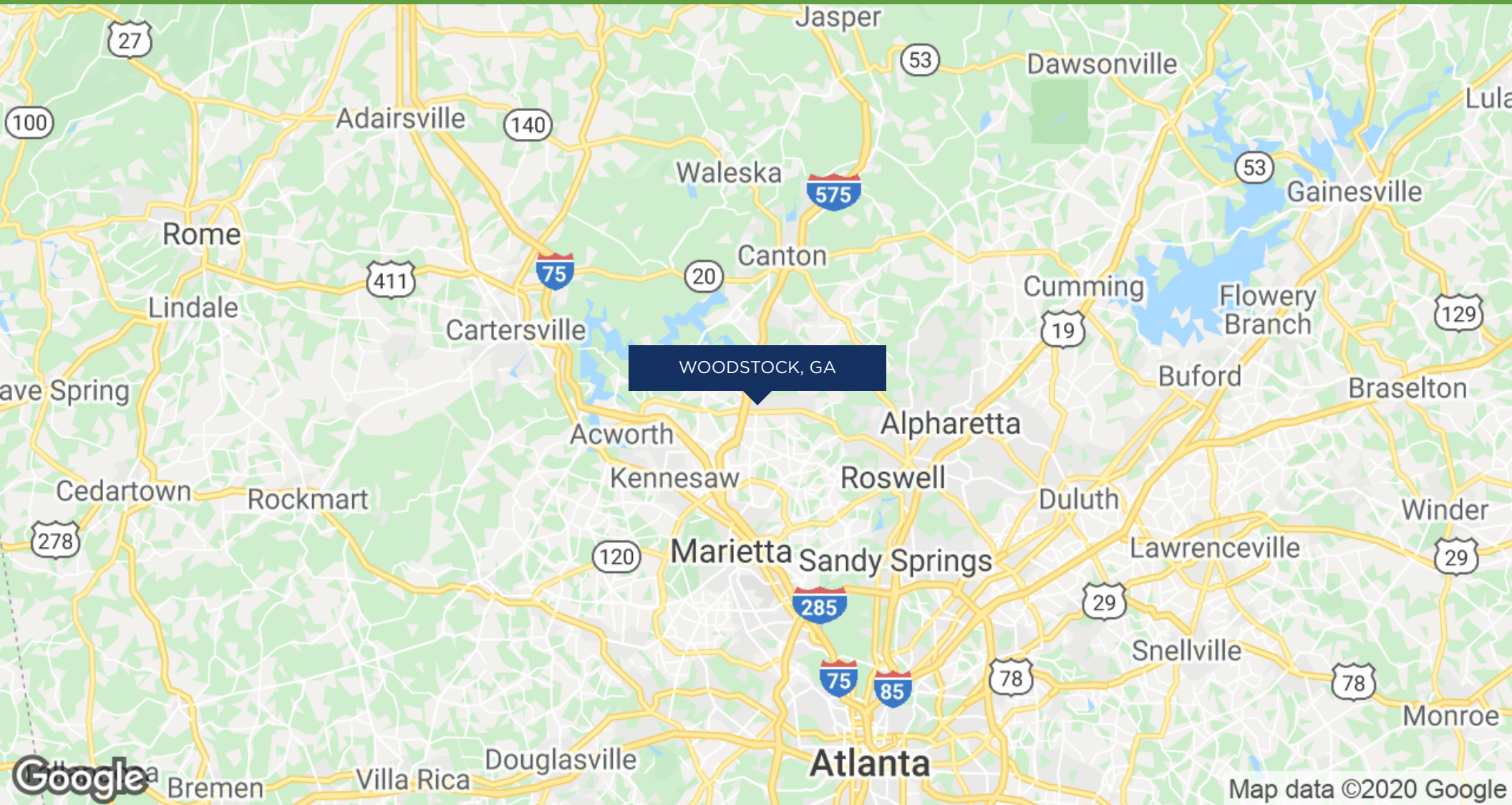
**LOCATION - CITY MAP // 13**

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# LOCATION - REGIONAL MAP



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**LOCATION - REGIONAL MAP // 14**

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# MAP - DOWNTOWN & NEARBY RESIDENTIAL



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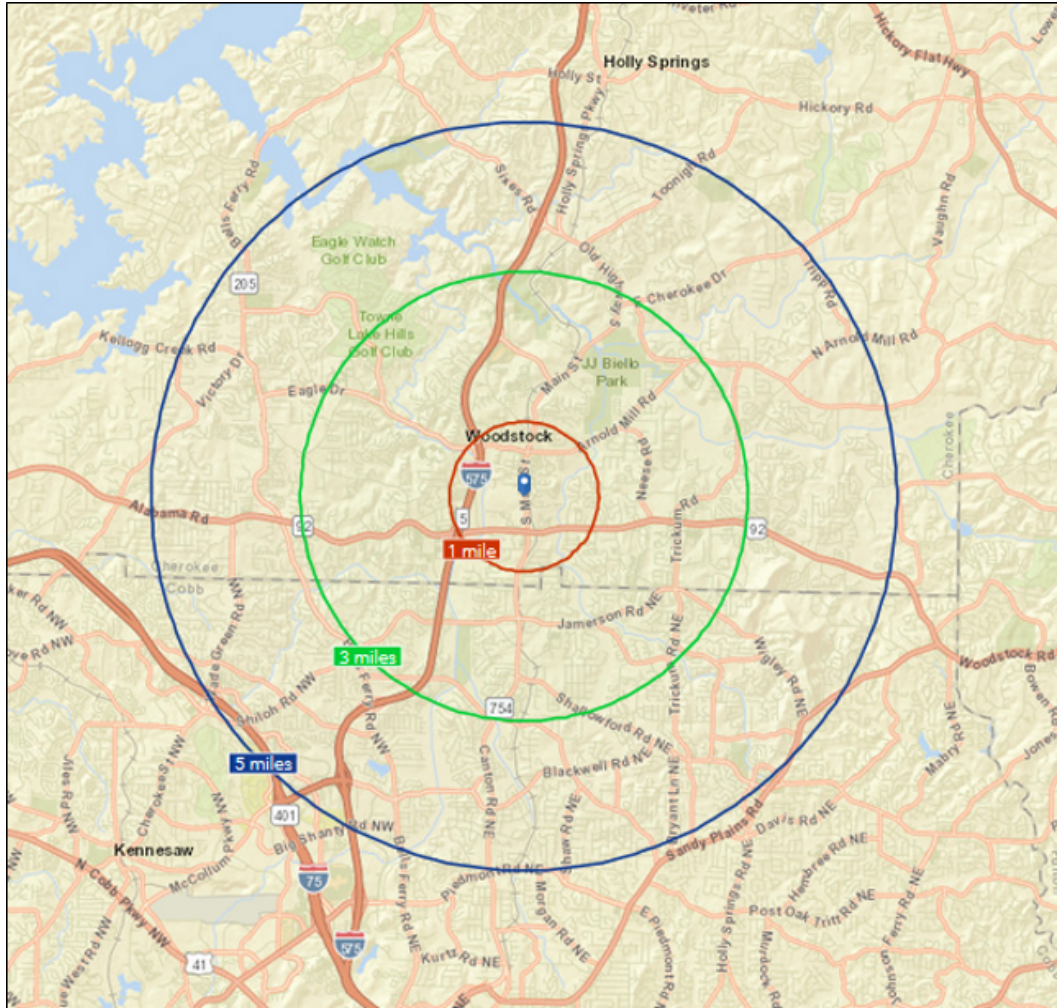
MAP - DT & NEARBY RESIDENTIAL // 15

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# DEMOGRAPHICS: 1-3-5 MILE



2019	1 Mile	3 Miles	5 Miles
Population	8,308	62,702	172,086
Households (HH)	3,224	23,395	61,531
Average HH Size	2.57	2.637	2.78
Median Age	35.1	37.0	37.4
Average HH Income	\$70,891	\$91,307	\$102,143

2024	1 Mile	3 Miles	5 Miles
Population	9,696	68,596	186,296
Households (HH)	3,745	25,551	66,602
Average HH Size	2.58	2.68	2.78
Median Age	35.0	37.5	38.2
Average HH Income	\$79,886	\$102,571	\$113,633

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DEMOGRAPHICS: 1-3-5 MILE // 16

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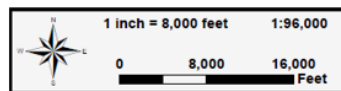
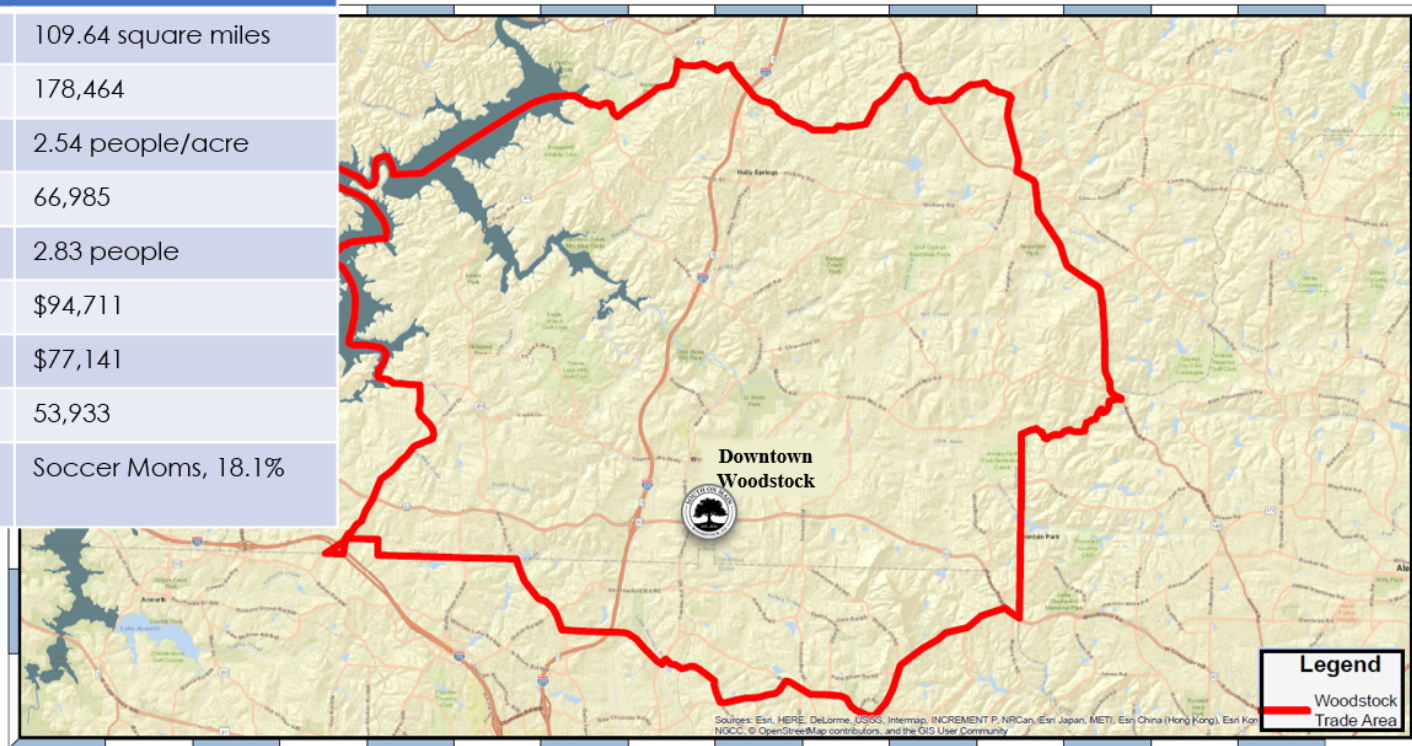




# WOODSTOCK TRADE AREA

## Woodstock Trade Area Demographics (2017)

Area:	109.64 square miles
Population:	178,464
Density:	2.54 people/acre
#Households (HH):	66,985
Average HH Size:	2.83 people
Average HH Income:	\$94,711
Median HH Income:	\$77,141
Total Housing Units:	53,933
Top Tapestry Segment:	Soccer Moms, 18.1%



WOODSTOCK TRADE AREA  
8000' MAP



*The Woodstock Trade Area (WTA) is a proprietary map area identified by The Good Group in 2017; data provided by ESRI.*

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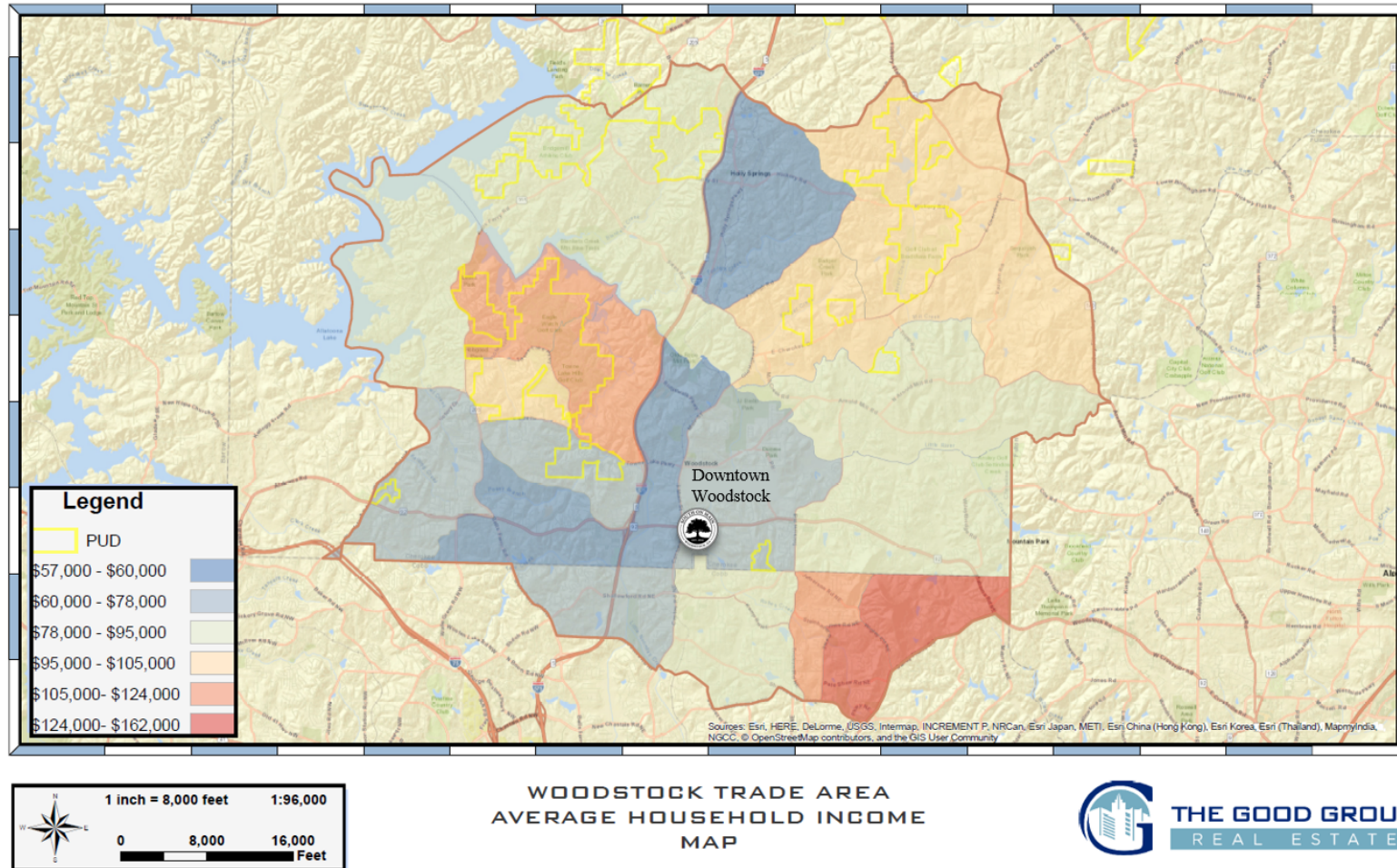
**WOODSTOCK TRADE AREA // 17**

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**WOODSTOCK TRADE AREA // 18**





# WALKABLE DOWNTOWN <1 MILE AWAY



**29 Unique Locally Owned Shops**  
**26 Restaurants**  
**13 Health & Beauty**

## PLUS

- Visitor Center
- City Center Park
- Cultural Arts Ctr & Green
- Local Brewery
- 7800-Seat Amphitheater
- Concert Venue (300 ppl) with Recording Studio
- Seasonal Farmer's Market (Market St; pedestrian only)
- Access to Trail system

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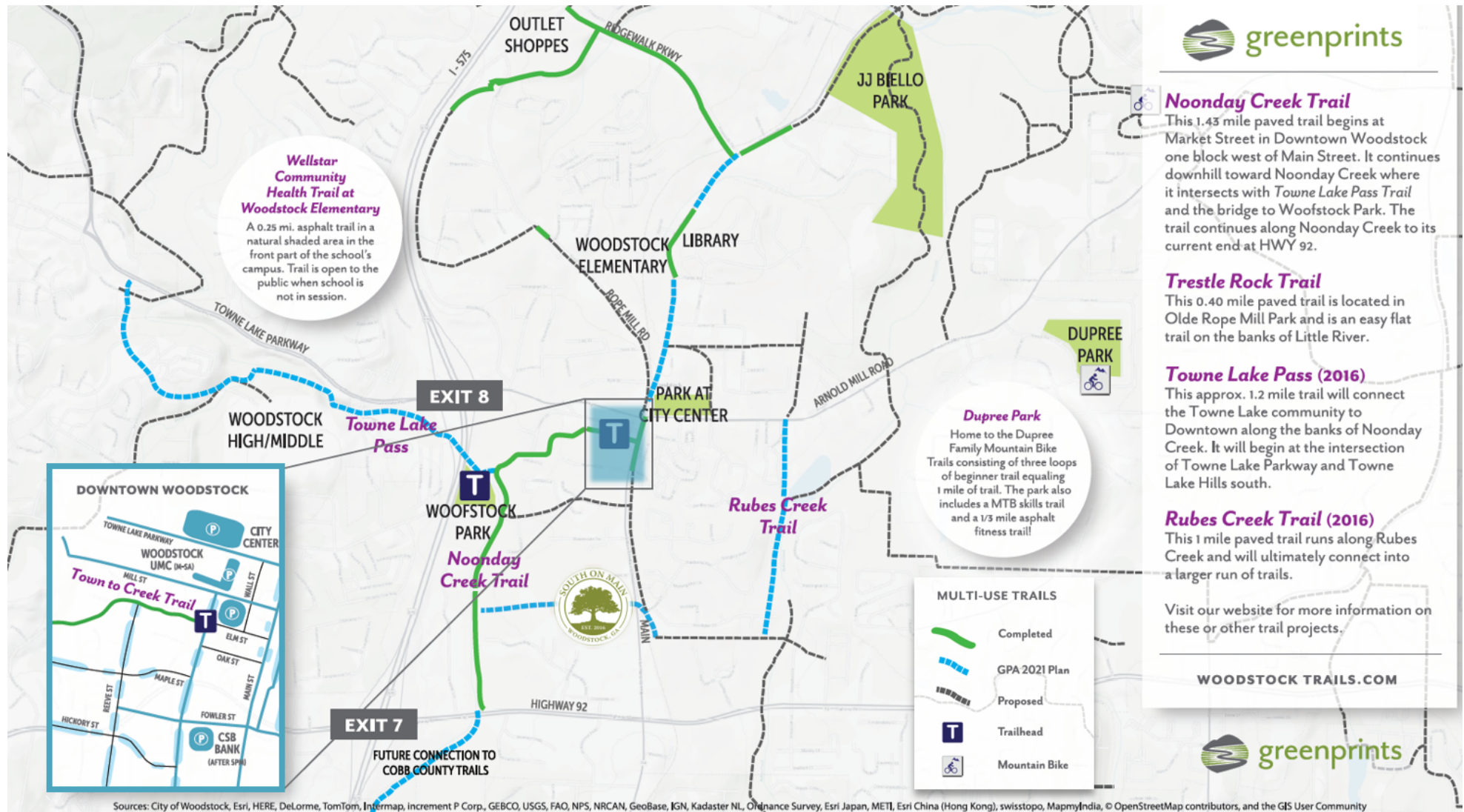
**HEART OF WOODSTOCK // 19**

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# CONNECTIVITY - TRAILS & DOWNTOWN



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CONNECTIVITY - TRAILS & DOWNTOWN //





# BROKER CONTACT INFORMATION

## ROBERT GOOD

Broker | CCIM



8744 Main Street #201  
Woodstock, GA 30188  
T 770.874.9210  
C 407.738.1978  
robert.good@sperrycga.com  
GA #246789

## PROFESSIONAL BACKGROUND

Robert H. Good, a licensed professional civil engineer and real estate broker, is a multi-disciplined real estate executive with significant experience in site selection, acquisition, due diligence, entitlements, engineering and permitting, construction, and disposition on retail, residential, office, industrial, hospitality, mixed-use developments and master-planned communities throughout the Sunbelt.

Mr. Good has a bachelor's degree in civil engineering from Georgia Institute of Technology, an MBA with International studies (China and Vietnam) from Georgia State University, and a Certificate in real estate finance and investment from New York University.

## EDUCATION

New York University, NY, NY Certificate in Real Estate Finance & Investment, 2013

Georgia State University Atlanta, GA , M.B.A., 2012

CCIM Institute Courses - CCIM Designation, 2011

Georgia Institute of Technology Atlanta, GA, B.S. Civil Engineering, 1989

## MEMBERSHIPS & AFFILIATIONS

CCIM - Georgia Chapter

ICSC - International Council of Shopping Centers

NAR - National Association of REALTORS

ULI - Urban Land Institute

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