

# Village Shoppes of East Cherokee

6234-6242 Old Highway 5 / Woodstock, GA 30188



**FOR LEASE (863 SF - 3,600 SF)**

## Property Highlights:

### Anchored by Publix and Dollar Tree

- Traffic Count-Old Highway 5 & Main St. (2016)-19,500VPD
- Traffic Count-East Cherokee (2016)-10,200 VPD
- Retail Community Shopping Center
- Excellent visibility from Old Hwy. 5/East Cherokee Dr.
- Easily Accessible- Traffic light located on Old Hwy. 5
- High Demographics - \$100,000 Average Household Income
- 3,700 New Homes or Under Construction within 3 miles

Schair & Associates, Inc.

For more information  
Contact: Richard Schair  
Office #: 770-533-9585  
Mobile #: 404-314-6793

5592 Cool Springs Road  
Gainesville, GA 30506  
[www.schairinc.com](http://www.schairinc.com)



# Village Shoppes of East Cherokee

6234-6242 Old Highway 5 / Woodstock, GA 30188



# Village Shoppes of East Cherokee

6234-6242 Old Highway 5 / Woodstock, GA 30188



# Village Shoppes of East Cherokee

6234-6242 Old Highway 5 / Woodstock, GA 30188



# Village Shoppes of East Cherokee

## 6234-6242 Old Highway 5 / Woodstock, GA 30188

SITE PLAN FOR: 6234-6242 Old Highway 5 / Woodstock, GA 30188



**ST# TENANT SIZE (SF)**

A1	Petit Artist	
A2A	Little Cherubs Boutique	
A2B	<b>AVAILABLE</b>	<b>2,842</b>
A3	Hana Japanese Steakhouse	
B1	Rebel Heart	
B2	Rebel Heart	
B3	Auntie Anne's Pretzels	
B4	Hair Salon	
B5	London's Playhouse	
B6	Dance & Music Academy Annex	
B7	The One Taekwondo	
B8	The One Taekwondo	
C1	Dollar Tree	

**ST# TENANT SIZE (SF)**

C2	Dollar Tree	
C3	Dance & Music Academy	
C4	Absolute Plates	
C5	Publix	
D1	Leasing Office	
D2	Marco's Pizza	
D3	Farmer's Insurance	
D4	Taste of Italy	
D5	<b>AVAILABLE</b>	<b>2,000</b>
D6	E's Barbershop	
D7	Sport Medicine	
D8	Sport Medicine	
D9	Pack & Ship	

**ST# TENANT SIZE (SF)**

D10	Subway	
D11	Elegant Nails	
D12	It's Me Time	
D13	<b>AVAILABLE</b>	
D15	Pacific Spice	
D16	Pride Cleaners	
A	<b>Available</b>	<b>1,531</b>
B	<b>Available</b>	<b>934</b>
C	Huntington Learning Center	
D	<b>Available</b>	<b>1,479</b>
F1	<b>Available</b>	<b>3,575</b>

Schair & Associates, Inc.

Office # 770-533-9585

For more information Contact: Richard Schair Mobile # 404-314-6793

5592 Cool Springs Road Gainesville, GA 30506

www.schairinc.com

## Introductory Rental Rate per Suite

Suite	SF Available	Price per SF	Rent Rate Monthly/Yearly	+CAM@ \$3.90 per SF
<b>A2B</b>	<b>2,842</b>	\$12.00	<b>\$2,842 Monthly / \$34,104 Yearly</b>	<b>\$923.65 Monthly / \$11,083.80 Yearly</b>
<b>D1</b>	<b>863</b>	\$15.00	<b>\$1,078.75 Monthly / \$12,945.00 Yearly</b>	<b>\$280.47 Monthly / \$3,365.70 Yearly</b>
<b>D5</b>	<b>2,000</b>	\$15.00	<b>\$2,500.00 Monthly / \$37,365.00 Yearly</b>	<b>\$801.27 Monthly / \$9,615.26 Yearly</b>
<b>D13</b>	<b>2,491</b>	\$15.00	<b>\$3,113.50 Monthly / \$30,000.00 Yearly</b>	<b>\$650.00 Monthly / \$7,800.00 Yearly</b>
<b>A OUTPARCEL</b>	<b>1,531</b>	\$20.00	<b>\$2,551.66 Monthly / \$30,620.00 Yearly</b>	<b>\$497.57 Monthly / \$5,970.90 Yearly</b>
<b>B OUTPARCEL</b>	<b>934</b>	\$20.00	<b>\$1,556.66 Monthly / \$18,680 Yearly</b>	<b>\$303.55 Monthly / \$3,642.60 Yearly</b>
<b>D OUTPARCEL</b>	<b>1,479</b>	\$20.00	<b>\$2,465.00 Monthly / \$29,580 Yearly</b>	<b>\$480.67 Monthly / \$5,768.10 Yearly</b>
<b>F1 OUTPARCEL</b>	<b>3,535</b>	\$25.00	<b>\$7,364.58 Monthly / \$88,375 Yearly</b>	<b>\$1,148.88 Monthly / \$13,786.50 Yearly</b>

\*\*\* Prices subject to change without notice.

**FOR LEASE (863 SF – 3,600 SF)**

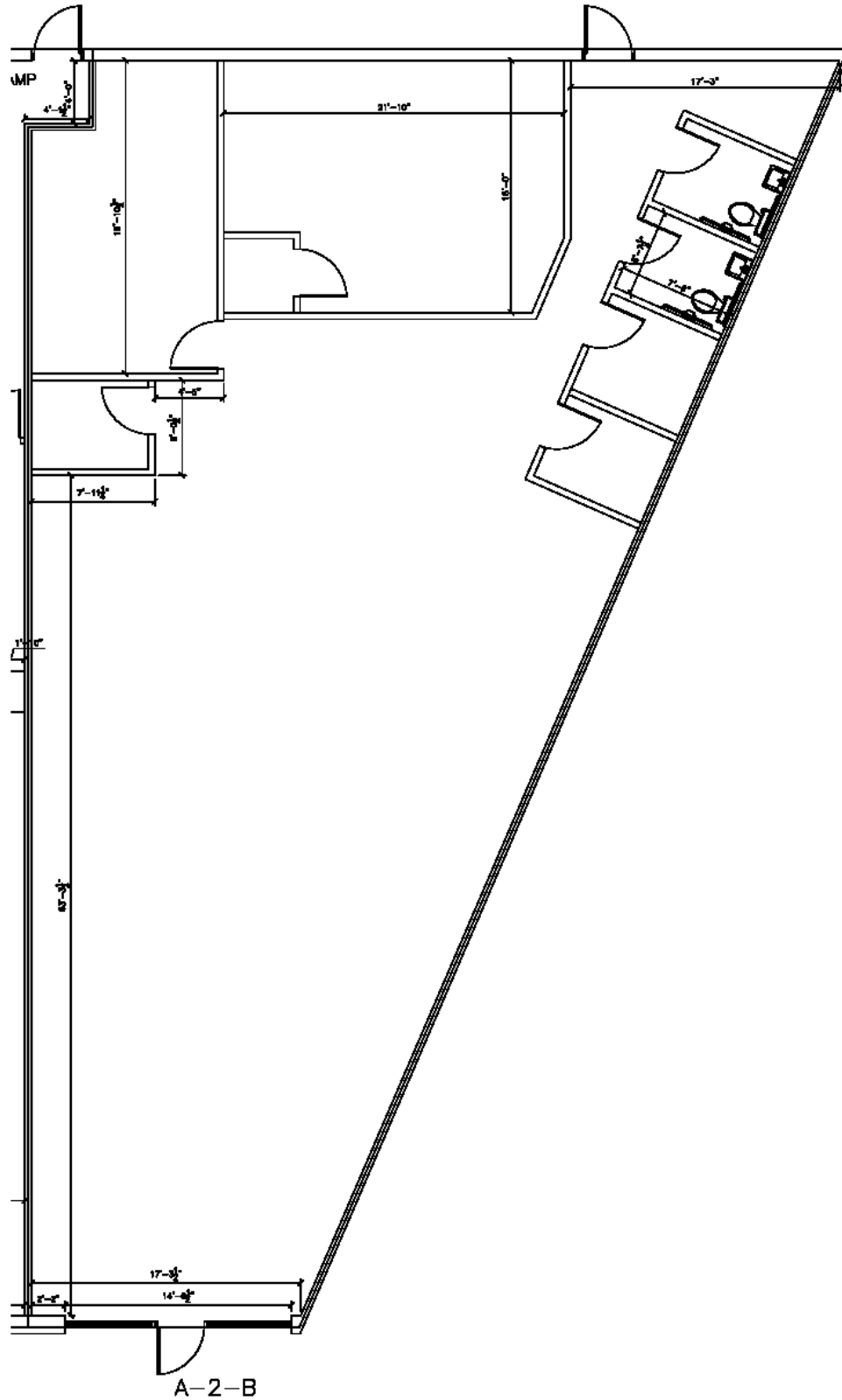
Schair & Associates, Inc.

Office # 770-533-9585

For more information Contact: Richard Schair Mobile # 404-314-6793

# Suite A2B

[Suite A2B / Village of East Cherokee, Woodstock, GA](#) See [Hyperlink to Suite Map](#)



**Schair & Associates, Inc.**

For more information Contact:

Richard Schair - Mobile: # 404-314-6793

# Suite D1 [Suite D1 Village of East Cherokee - Woodstock, GA](#) See [Hyperlink to Suite Map](#)

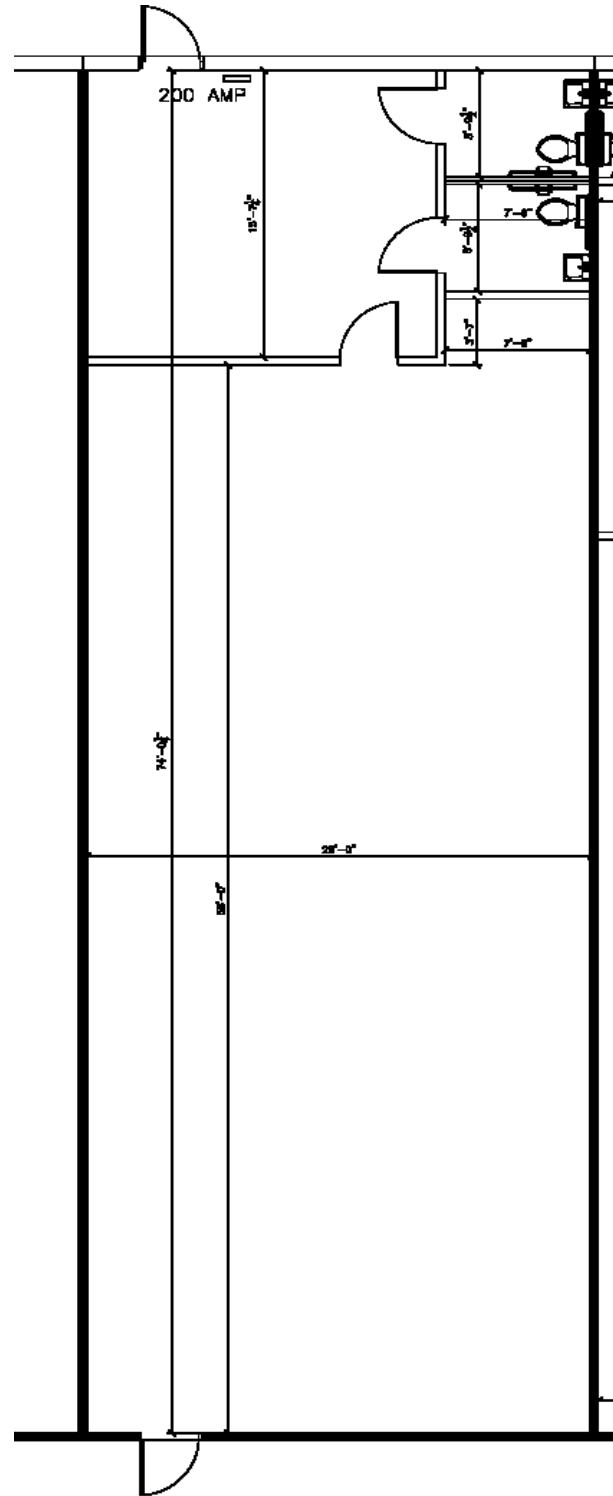


**Schair & Associates, Inc.**  
For more information Contact:  
Richard Schair - Mobile: # 404-314-6793



# Suite D-5

[Suite D5 / Village of East Cherokee, Woodstock, GA](#) See [Hyperlink to Suite Map](#)



D5

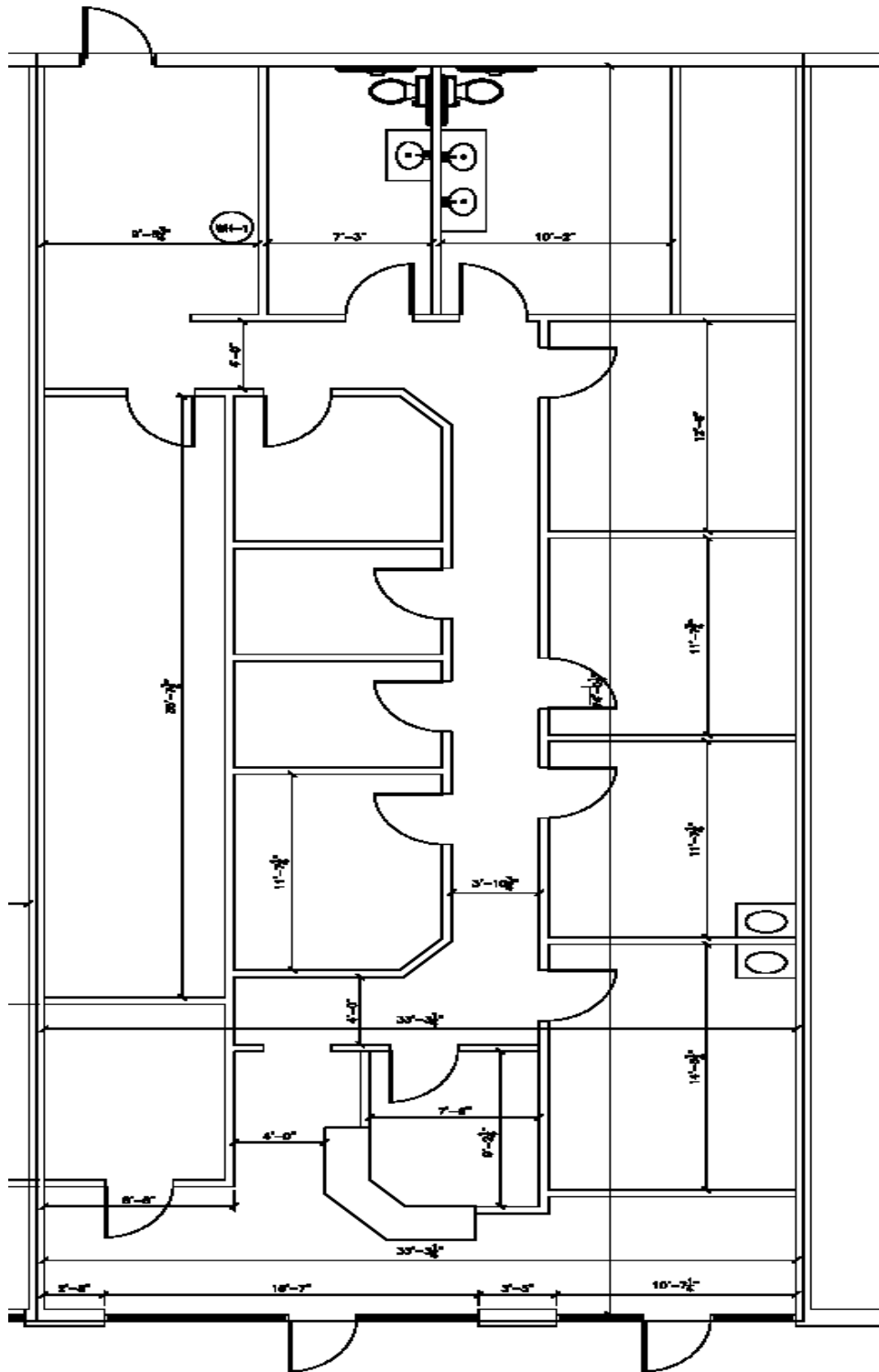
**Schair & Associates, Inc.**

For more information Contact:

Richard Schair – Mobile: # 404-314-6793

# Suite D-13

[Suite D13 / Village of East Cherokee, Woodstock, GA](#) See [Hyperlink to Suite Map](#)



D13

**Schair & Associates, Inc.**

For more information Contact:

Richard Schair – Mobile: # 404-314-6793



**Suite A** [Suite A \(Outparcel\) Village of East Cherokee - Woodstock, GA](#) See [Hyperlink to Suite Map](#)

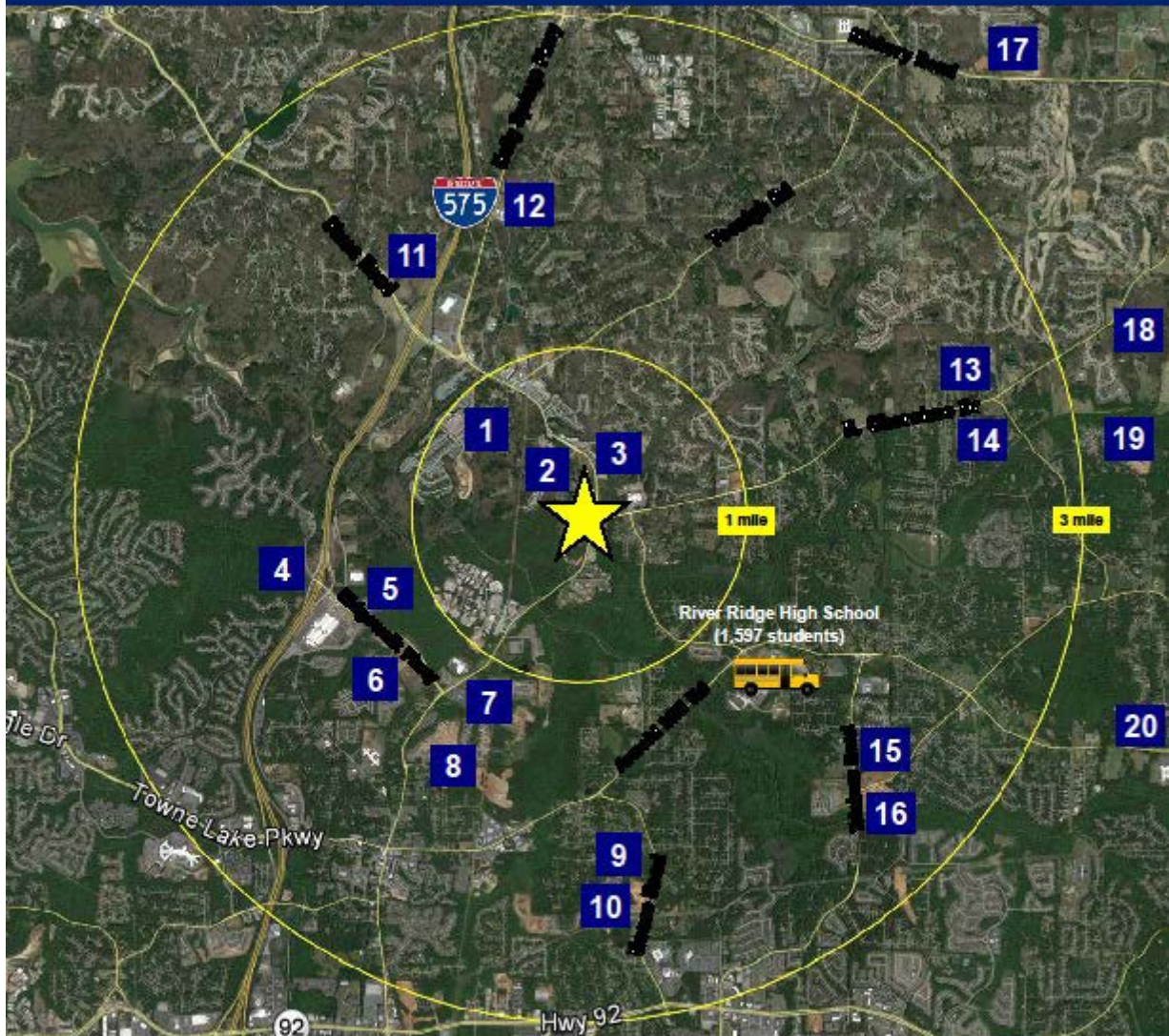


**Suite B** [Suite B \(Outparcel\) Village of East Cherokee - Woodstock, GA](#) See [Hyperlink to Suite Map](#)



# East Cherokee - New Home Growth

6244 Old Highway 5 | Woodstock, GA 30188



## NEW RESIDENTIAL DEVELOPMENTS

1. Water's Edge at River Park	(38 homes, \$200s)	11. Crestmont	(37 homes, \$300s)
2. Stoney Creek	(212 homes, \$200s)	12. Overlook	(21 homes, \$200s)
3. Riverside	(63 homes, \$200s)	13. Bradshaw Glen	(32 homes, \$400s)
4. Park 9 Luxury Apartments	(275 apartment units)	14. Olde Heritage	(145 homes, \$300s)
5. Meridian at Ridgewalk	(63 homes, \$300s)	15. Woodview Enclave	(127 homes, \$300s)
6. Alta Ridgewalk	(340 apartment units)	16. Woodview Court	(193 homes, \$300s)
7. Woodstock Knoll	(314 homes, \$400s)	17. Harmony on The Lakes	(1,200 homes, \$300s)
8. Lakestone	(219 homes, \$300s)	18. Millstone Creek	(15 homes, \$400s)
9. Oakhurst	(157 homes, \$300s)	19. Waters Lake	(43 homes, \$400s)
10. Wynchase	(170 homes, \$300s)	20. Millstone Manor	(36 homes, \$600s)

**TOTAL: 3,700 New Homes**

Schair & Associates, Inc. | 5592 Cool Springs Road, Gainesville, GA 30105 | 770-533-9585 | [www.schairinc.com](http://www.schairinc.com)

Schair & Associates, Inc.

Office # 770-533-9585

For more information Contact: Richard Schair Mobile # 404-314-6793

5592 Cool Springs Road Gainesville, GA 30506

[www.schairinc.com](http://www.schairinc.com)

# East Cherokee – New Home Growth

Village of East Cherokee is located on Main St. just north of Downtown Woodstock. There is a new development being built right next door with 98 Townhouse Units. Approximately 3,700 homes have been recently built or are currently under construction surrounding the center within a 3-mile radius. Roughly 1,200 of these homes are clearly within our neighborhood and occupants will shop predominantly in our immediate area. There is only one other major traditional grocery anchored center within this same radius! Not only is there significant housing growth, but also the current demographics and density is affluent with an average household income approaching \$100K in a 1-3-5 radius. The local population doubled from 2010-2016 with the largest growth % occurring within a 1-mile radius of the center. We are at the heart of all this growth. Additionally, the pace of that growth accelerated from 2015 projection to 2016 projection. See below analysis:

<b>Growth 1 mile:</b>	<b>2010-2015 – Avg. 15.2% per year</b>	<b>2015-2016 – 25%</b>
<b>Growth 3 mile:</b>	<b>2010-2015 – Avg. 12.75% per year</b>	<b>2015-2016 – 24%</b>
<b>Growth 5 mile:</b>	<b>2010-2015 – Avg. 8.5% per year</b>	<b>2015-2016 – 21%</b>

Schair & Associates, Inc.

Office # 770-533-9585

For more information Contact: Richard Schair Mobile # 404-314-6793

5592 Cool Springs Road Gainesville, GA 30506

[www.schairinc.com](http://www.schairinc.com)