

# Premier Office Property For Lease



## For LEASE OPPORTUNITY

12045 Highway 92  
Woodstock, GA 30188  
Atlanta MSA

### Contact:

Trevor Schneider, Principal  
404-735-3570  
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Schneider Real Estate Advisors, LLC  
2451 Cumberland Parkway, Ste. 3334  
Atlanta, GA 30339

# HIGHLIGHTS

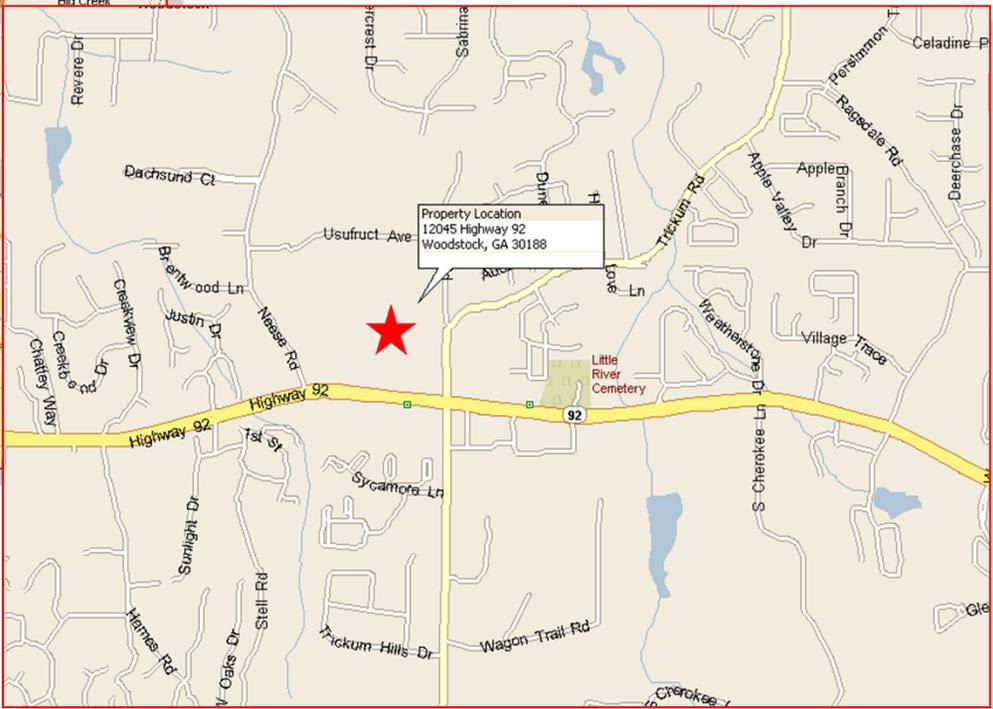
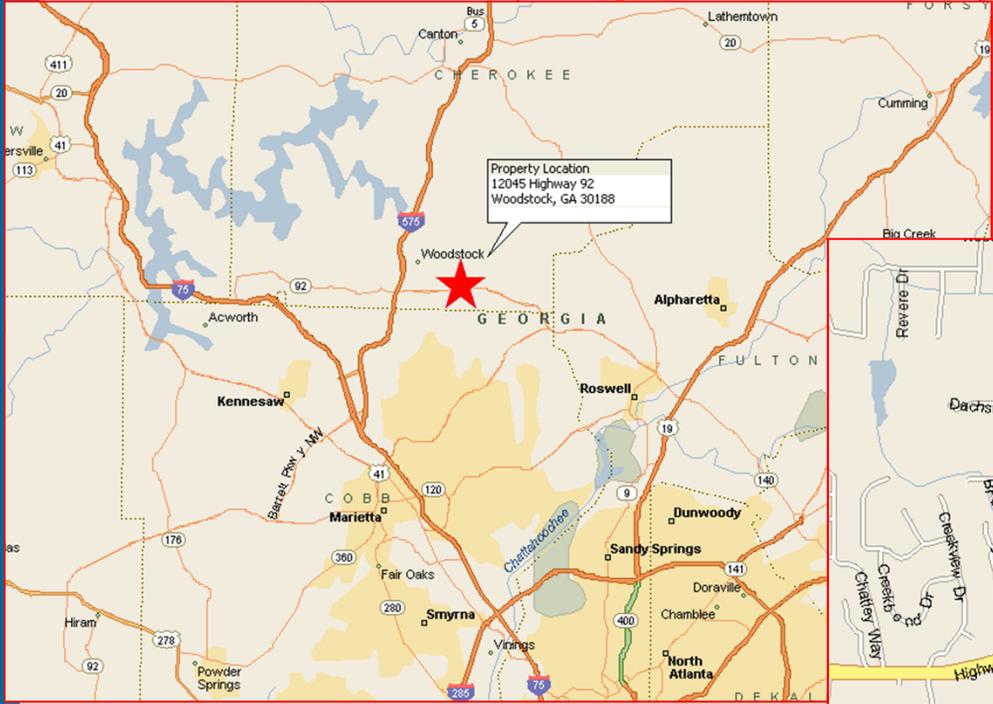
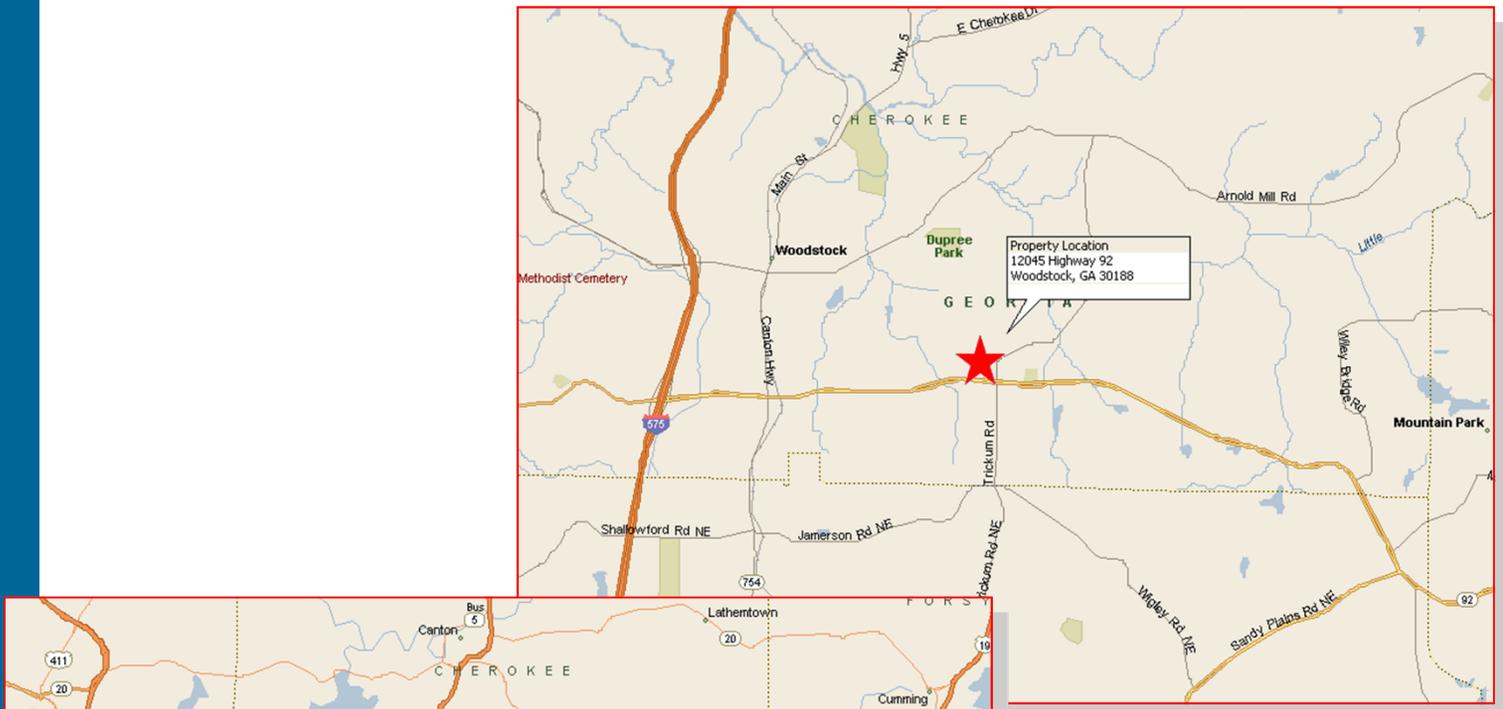
- **5,772 SF single story office building for lease.**
- **Asking lease rate: \$16/SF, does not include utilities.**
- **Able to subdivide into smaller suites.**
- **Close proximity to area amenities with easy access off of Highway 92.**
- **Zoned GC - General Commercial, City of Woodstock, GA.**
- **Ideal location for medical office, professional services, and other office users.**
- **Outdoor patio and ample parking.**



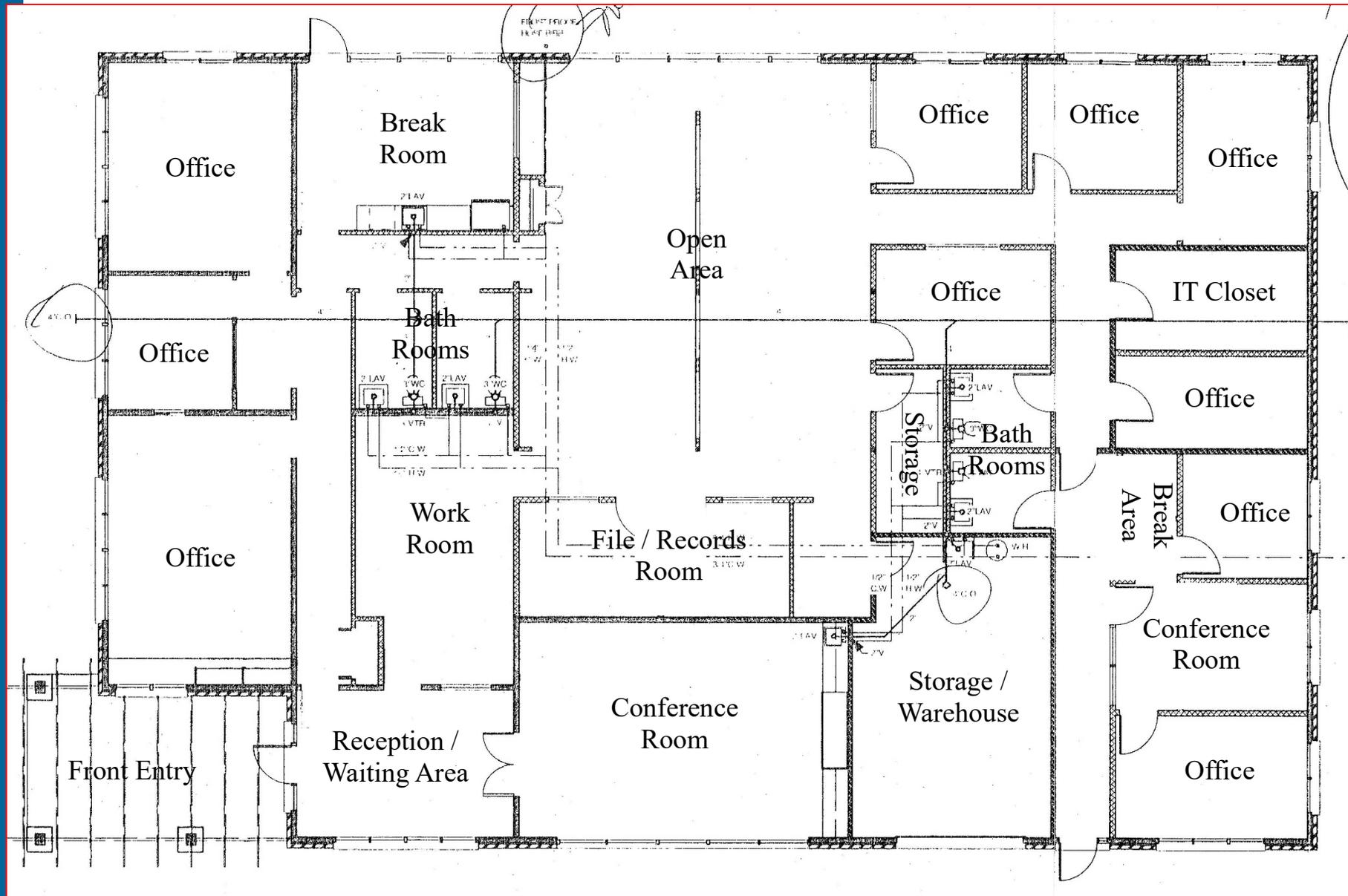
## Additional Details:

- Reception / waiting room
- 2 large, executive, corner offices
- 10 regular size offices
- Large open area with 8 cubicles
- 4 bathrooms
- 2 conference rooms
- 1 large break room and 1 small break area
- Large work room
- File/records room
- Supply closet
- IT closet
- Small warehouse/storage area with roll up door
- Large outdoor patio area and excellent signage

# PROPERTY LOCATION



# FLOOR PLAN



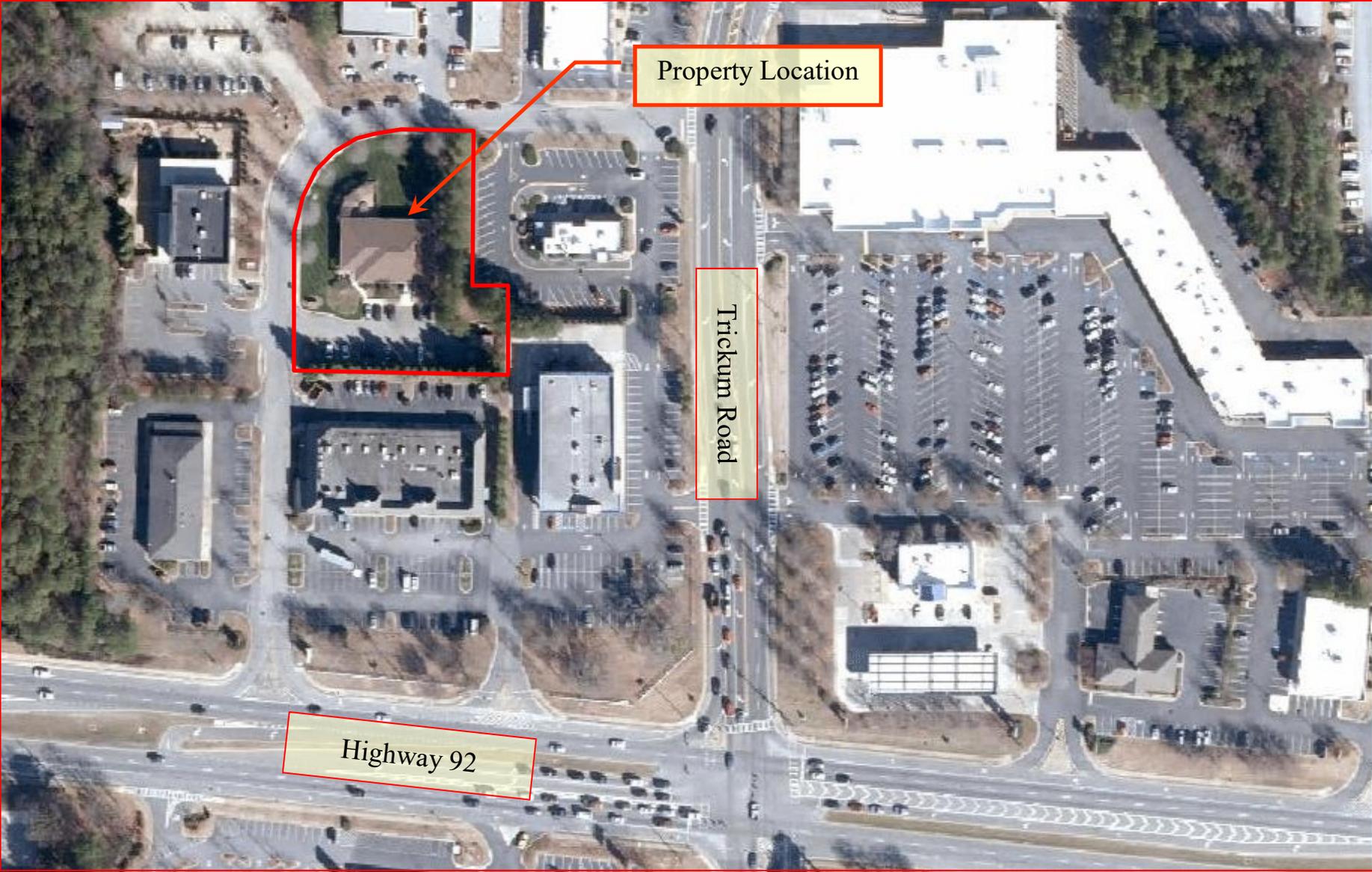
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# PROPERTY AERIAL



Property Location

Trickum Road

Highway 92

# PROPERTY AERIAL



# SITE PLAN AND ACCESS

PLANTING SCHEDULE & TREE POINTS FROM TREES TO BE PLANTED					
COMMON NAME	BOTANICAL NAME	TOTAL PLANTED	POINTS EACH	TOTAL POINTS	SIZE FOOT COMMENTS
LEYLAND CYPRESS	CUPRESSOCYPRIS LEYLANDII	21	25	525	3" CAL. 8 FT. FULL
LOBLOLLY PINE	PINUS TAEDA	6	50	300	3" CAL.
CHINESE BURNING	LIQUIDAMBARYUM	4	50	200	
CHINESE PROPANE	PROPACHA CHINENSIS	4	50	200	
RED MAPLE	ACER RUBRUM 'RED SUNSET'	5	50	250	
BELOKA	BELOKAROB 'VILLAGE GREEN'	3	90	180	
TOTAL TREES PLANTED		45	TOTAL POINTS	1725 PTS.	

NOTE: ALL TREES TO BE PLANTED MUST BE 3" CALIPER AND A MINIMUM OF 8 FEET TALL AT TIME OF PLANTING.

TREE POINT DATA

TOTAL TREE POINTS FROM TREES TO BE PLANTED = 1725 PTS.

TOTAL TREE POINTS FROM TREES TO BE SAVED = 100 PTS. (1 - 30' DIA)

TOTAL TREE POINTS PROVIDED FOR SITE = 1825 PTS. (1300 PTS. OR 71% ARE CANOPY TREES)

SITE AREA = 1.0205 ACRES

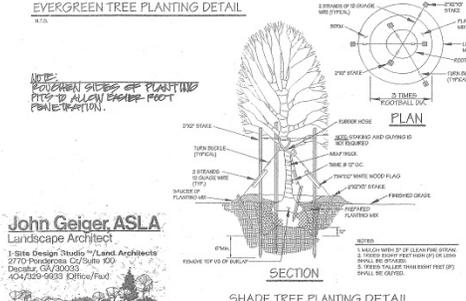
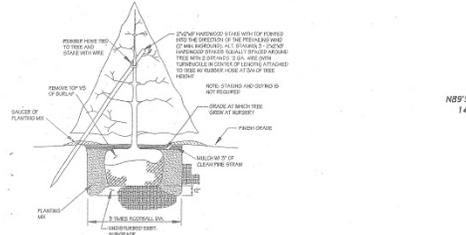
TOTAL TREE POINTS REQUIRED FOR SITE PER TREE PRESERVATION STANDARDS = 1800 PTS. (70% REQ'D. TO BE CANOPY TREES)

PARKING LOT TREE DATA

TOTAL PARKING SPACES PROPOSED = 26 SPACES

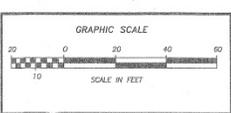
TOTAL PARKING LOT TREES PROVIDED = 4 TREES PROVIDED

TOTAL PARKING LOT TREES REQUIRED = 1 TREE/8 PARKING SPACES = 4 TREES REQUIRED



**John Geiger, ASLA**  
Landscape Architect  
1 Site Design Tower 711 East Ardchapel  
2770 Powdermill Ck/Suite 100  
Decatur, GA 30033  
(404) 259-9633 (Cell/Fax)

**P. J. KRIBGER ENGINEERS & SURVEYORS, INC.**  
(SURVEYING - ENGINEERING - LAND PLANNING)  
493 CRICKET RIDGE COURT  
LAWRENCEVILLE, GEORGIA 30044  
PHONE/FAX: (770) 985-1422  
E-MAIL: kribger@bellatl.com



REVISIONS: #1 - REVISE PLAN, NOTES, DETAIL, S.D., 4/11/02.  
#2 - REVISE TREE SPECIES, ADD GRASS & PLUMBING TREES, 7/11/02. (PARISIAN ARE CAIDED)



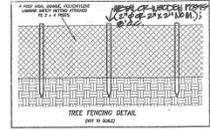
PROJECT LOCATION:  
TRACT "A"  
THE VILLAGE AT WOODSTOCK  
LAND LOT 1173 - 15TH DISTRICT  
2ND SECTION  
CITY OF WOODSTOCK  
CHEROKEE COUNTY, GEORGIA

SHEET TITLE:  
TREE PROTECTION/REPLACEMENT PLAN  
PROJECT NAME:  
PROPOSED OFFICE BUILDING FOR:  
LONELY OAK, LLC  
DATE: DECEMBER 2, 2002

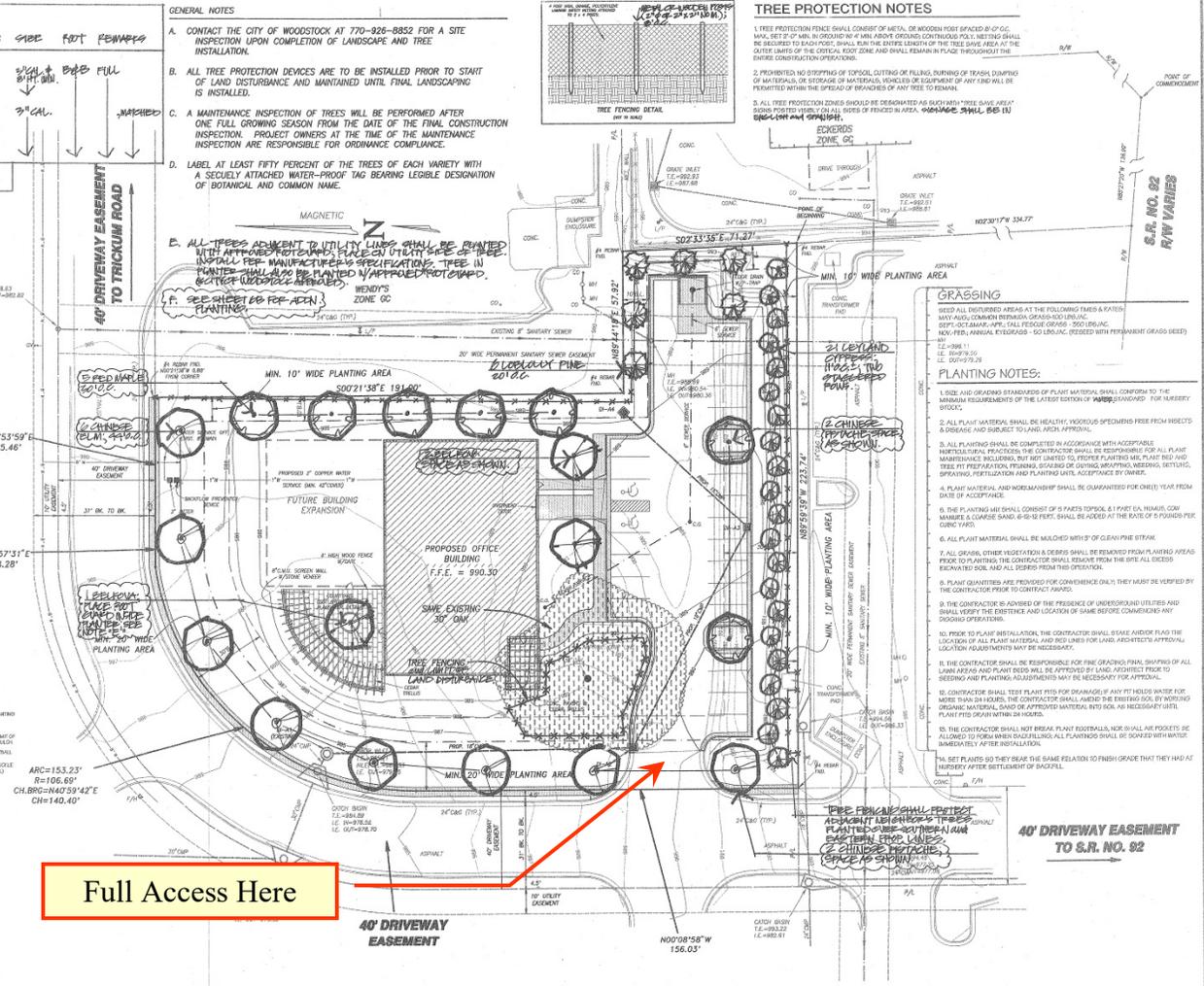
SHEET NO. 6A  
OF 6 SHEETS  
SCALE: 1" = 20'

Full Access Here

- GENERAL NOTES
- CONTACT THE CITY OF WOODSTOCK AT 770-926-8852 FOR A SITE INSPECTION UPON COMPLETION OF LANDSCAPE AND TREE INSTALLATION.
  - ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
  - A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
  - LABEL AT LEAST FIFTY PERCENT OF THE TREES OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.



- TREE PROTECTION NOTES
- TREE PROTECTION FENCE SHALL CONSIST OF METAL OR WOODEN POST SPACED @ 2' ON MAX. SET 2" MIN. IN GROUND AT 4" MIN. ABOVE GROUND. CONTINUOUS POLY BASTING SHALL BE REQUIRED TO EXIST FROM THE INSIDE LEGS OF THE TREE TO THE OUTER LIMITS OF THE CRITICAL ROOT ZONE AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
  - PROMINENT HO STIPPIING OF TOPICAL CUTTING OF FELLING, RUMPING OF TRASH, DUMPING OF MATERIALS, OR STORAGE OF MATERIALS, VEHICLES OR EQUIPMENT OF ANY KIND WILL BE PERMITTED WITHIN THE CRITICAL ROOT ZONE AND SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
  - ALL TREE PROTECTION ZONES SHOULD BE DEMARCATED AS SUCH WITH "TREE SAVE AREA" SIGNS POSTED PROMINENTLY AT ALL SIDES OF PERICED AREA. SIGNAGE SHALL BE 10" HIGH AND 12" WIDE.



## Demographic Detail Report

12045 Ga-92, Woodstock, GA 30188



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	8,161		62,650		162,489	
2017 Estimate	7,397		57,029		149,266	
2010 Census	6,496		49,152		132,969	
Growth 2017 - 2022	10.33%		9.86%		8.86%	
Growth 2010 - 2017	13.87%		16.03%		12.26%	
<b>2017 Population by Age</b>						
	<b>7,397</b>		<b>57,029</b>		<b>149,266</b>	
Age 0 - 4	509 6.88%		3,566 6.25%		8,694 5.82%	
Age 5 - 9	539 7.29%		3,836 6.73%		9,533 6.39%	
Age 10 - 14	508 6.87%		4,004 7.02%		10,691 7.16%	
Age 15 - 19	404 5.46%		3,665 6.43%		10,487 7.03%	
Age 20 - 24	335 4.53%		3,276 5.74%		9,438 6.32%	
Age 25 - 29	403 5.45%		3,354 5.88%		8,790 5.89%	
Age 30 - 34	565 7.64%		3,748 6.57%		8,725 5.85%	
Age 35 - 39	652 8.81%		4,058 7.12%		9,309 6.24%	
Age 40 - 44	656 8.87%		4,314 7.56%		10,623 7.12%	
Age 45 - 49	566 7.65%		4,223 7.41%		11,330 7.59%	
Age 50 - 54	497 6.72%		4,150 7.28%		11,631 7.79%	
Age 55 - 59	449 6.07%		3,945 6.92%		11,036 7.39%	
Age 60 - 64	387 5.23%		3,433 6.02%		9,497 6.36%	
Age 65 - 69	347 4.69%		2,949 5.17%		7,978 5.34%	
Age 70 - 74	247 3.34%		1,983 3.48%		5,241 3.51%	
Age 75 - 79	153 2.07%		1,170 2.05%		3,019 2.02%	
Age 80 - 84	93 1.26%		688 1.21%		1,718 1.15%	
Age 85+	88 1.19%		666 1.17%		1,524 1.02%	
Age 65+	928 12.55%		7,456 13.07%		19,480 13.05%	
<b>Median Age</b>	<b>38.30</b>		<b>38.80</b>		<b>39.40</b>	
<b>Average Age</b>	<b>37.40</b>		<b>37.90</b>		<b>38.10</b>	

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## Demographic Detail Report

12045 Ga-92, Woodstock, GA 30188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>7,397</b>		<b>57,029</b>		<b>149,266</b>	
White	6,265	84.70%	48,032	84.22%	125,303	83.95%
Black	588	7.95%	5,058	8.87%	13,147	8.81%
Am. Indian & Alaskan	22	0.30%	211	0.37%	490	0.33%
Asian	329	4.45%	2,328	4.08%	6,798	4.55%
Hawaiian & Pacific Island	1	0.01%	24	0.04%	64	0.04%
Other	193	2.61%	1,375	2.41%	3,464	2.32%
<b>Population by Hispanic Origin</b>	<b>7,397</b>		<b>57,029</b>		<b>149,266</b>	
Non-Hispanic Origin	6,592	89.12%	50,525	88.60%	136,126	91.20%
Hispanic Origin	805	10.88%	6,504	11.40%	13,141	8.80%
<b>2017 Median Age, Male</b>	<b>37.10</b>		<b>37.50</b>		<b>38.20</b>	
<b>2017 Average Age, Male</b>	<b>35.90</b>		<b>36.70</b>		<b>37.20</b>	
<b>2017 Median Age, Female</b>	<b>39.50</b>		<b>40.00</b>		<b>40.50</b>	
<b>2017 Average Age, Female</b>	<b>38.70</b>		<b>38.90</b>		<b>38.90</b>	
<b>2017 Population by Occupation Classification</b>	<b>5,759</b>		<b>44,891</b>		<b>118,253</b>	
Civilian Employed	3,982	69.14%	30,865	68.76%	80,234	67.85%
Civilian Unemployed	190	3.30%	1,350	3.01%	3,177	2.69%
Civilian Non-Labor Force	1,587	27.56%	12,671	28.23%	34,828	29.45%
Armed Forces	0	0.00%	5	0.01%	14	0.01%
<b>Households by Marital Status</b>						
Married	1,499		12,046		33,384	
Married No Children	794		6,328		17,209	
Married w/Children	705		5,718		16,175	
<b>2017 Population by Education</b>	<b>5,456</b>		<b>42,089</b>		<b>108,613</b>	
Some High School, No Diploma	306	5.61%	3,006	7.14%	6,110	5.63%
High School Grad (Incl Equivalency)	1,074	19.68%	8,414	19.99%	19,145	17.63%
Some College, No Degree	1,620	29.69%	11,346	26.96%	29,152	26.84%
Associate Degree	355	6.51%	3,407	8.09%	8,189	7.54%
Bachelor Degree	1,368	25.07%	11,356	26.98%	32,020	29.48%
Advanced Degree	733	13.43%	4,560	10.83%	13,997	12.89%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>7,435</b>		<b>56,528</b>		<b>147,702</b>	
Real Estate & Finance	479	6.44%	3,098	5.48%	7,457	5.05%
Professional & Management	2,253	30.30%	17,609	31.15%	49,870	33.76%
Public Administration	121	1.63%	884	1.56%	2,135	1.45%
Education & Health	685	9.21%	5,335	9.44%	14,417	9.76%
Services	530	7.13%	4,909	8.68%	11,241	7.61%
Information	129	1.74%	1,133	2.00%	3,192	2.16%
Sales	1,206	16.22%	8,549	15.12%	21,375	14.47%
Transportation	12	0.16%	143	0.25%	436	0.30%
Retail	569	7.65%	4,014	7.10%	10,192	6.90%
Wholesale	205	2.76%	1,203	2.13%	3,055	2.07%
Manufacturing	379	5.10%	2,640	4.67%	7,305	4.95%
Production	320	4.30%	2,147	3.80%	4,936	3.34%
Construction	169	2.27%	2,155	3.81%	5,143	3.48%
Utilities	141	1.90%	1,080	1.91%	2,888	1.96%
Agriculture & Mining	0	0.00%	101	0.18%	208	0.14%
Farming, Fishing, Forestry	0	0.00%	8	0.01%	23	0.02%
Other Services	237	3.19%	1,520	2.69%	3,829	2.59%
<b>2017 Worker Travel Time to Job</b>	<b>3,822</b>		<b>28,790</b>		<b>73,529</b>	
<30 Minutes	1,527	39.95%	12,652	43.95%	32,933	44.79%
30-60 Minutes	1,686	44.11%	12,348	42.89%	30,572	41.58%
60+ Minutes	609	15.93%	3,790	13.16%	10,024	13.63%
<b>2010 Households by HH Size</b>	<b>2,711</b>		<b>18,430</b>		<b>47,654</b>	
1-Person Households	846	31.21%	4,162	22.58%	8,634	18.12%
2-Person Households	846	31.21%	5,887	31.94%	15,565	32.66%
3-Person Households	462	17.04%	3,501	19.00%	9,261	19.43%
4-Person Households	354	13.06%	2,993	16.24%	8,789	18.44%
5-Person Households	124	4.57%	1,205	6.54%	3,577	7.51%
6-Person Households	48	1.77%	431	2.34%	1,178	2.47%
7 or more Person Households	31	1.14%	251	1.36%	650	1.36%
<b>2017 Average Household Size</b>	<b>2.40</b>		<b>2.60</b>		<b>2.80</b>	
<b>Households</b>						
2022 Projection	3,301		23,315		58,185	
2017 Estimate	3,003		21,229		53,427	
2010 Census	2,711		18,429		47,653	
Growth 2017 - 2022	9.92%		9.83%		8.91%	
Growth 2010 - 2017	10.77%		15.19%		12.12%	

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## Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
<b>2017 Households by HH Income</b>	<b>3,004</b>	<b>21,227</b>	<b>53,429</b>
<\$25,000	415 13.81%	2,942 13.86%	5,573 10.43%
\$25,000 - \$50,000	574 19.11%	3,592 16.92%	7,823 14.64%
\$50,000 - \$75,000	598 19.91%	3,591 16.92%	8,953 16.76%
\$75,000 - \$100,000	420 13.98%	3,356 15.81%	8,417 15.75%
\$100,000 - \$125,000	436 14.51%	2,720 12.81%	7,287 13.64%
\$125,000 - \$150,000	250 8.32%	1,870 8.81%	5,052 9.46%
\$150,000 - \$200,000	249 8.29%	1,916 9.03%	5,406 10.12%
\$200,000+	62 2.06%	1,240 5.84%	4,918 9.20%
<b>2017 Avg Household Income</b>	<b>\$82,945</b>	<b>\$93,491</b>	<b>\$106,070</b>
<b>2017 Med Household Income</b>	<b>\$72,178</b>	<b>\$78,639</b>	<b>\$87,966</b>
<b>2017 Occupied Housing</b>	<b>3,002</b>	<b>21,229</b>	<b>53,427</b>
Owner Occupied	2,219 73.92%	16,763 78.96%	44,319 82.95%
Renter Occupied	783 26.08%	4,466 21.04%	9,108 17.05%
<b>2010 Housing Units</b>	<b>3,033</b>	<b>21,212</b>	<b>53,830</b>
1 Unit	2,594 85.53%	19,110 90.09%	50,022 92.93%
2 - 4 Units	19 0.63%	318 1.50%	424 0.79%
5 - 19 Units	265 8.74%	967 4.56%	1,739 3.23%
20+ Units	155 5.11%	817 3.85%	1,645 3.06%
<b>2017 Housing Value</b>	<b>2,220</b>	<b>16,763</b>	<b>44,320</b>
<\$100,000	91 4.10%	864 5.15%	1,711 3.86%
\$100,000 - \$200,000	1,540 69.37%	7,905 47.16%	16,686 37.65%
\$200,000 - \$300,000	451 20.32%	4,518 26.95%	13,114 29.59%
\$300,000 - \$400,000	81 3.65%	1,616 9.64%	5,401 12.19%
\$400,000 - \$500,000	42 1.89%	1,007 6.01%	3,486 7.87%
\$500,000 - \$1,000,000	15 0.68%	776 4.63%	3,592 8.10%
\$1,000,000+	0 0.00%	77 0.46%	330 0.74%
<b>2017 Median Home Value</b>	<b>\$166,168</b>	<b>\$195,097</b>	<b>\$228,694</b>
<b>2017 Housing Units by Yr Built</b>	<b>3,072</b>	<b>21,749</b>	<b>54,692</b>
Built 2010+	230 7.49%	2,205 10.14%	4,475 8.18%
Built 2000 - 2010	1,577 51.33%	5,549 25.51%	11,275 20.62%
Built 1990 - 1999	412 13.41%	3,699 17.01%	12,574 22.99%
Built 1980 - 1989	430 14.00%	6,774 31.15%	15,665 28.64%
Built 1970 - 1979	377 12.27%	2,884 13.26%	8,275 15.13%
Built 1960 - 1969	29 0.94%	374 1.72%	1,668 3.05%
Built 1950 - 1959	5 0.16%	108 0.50%	436 0.80%
Built <1949	12 0.39%	156 0.72%	324 0.59%
<b>2017 Median Year Built</b>	<b>2001</b>	<b>1991</b>	<b>1990</b>

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