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**POWELL PROPERTY GROUP, INC**

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# ADAIR PARK WOODSTOCK

Retail Property :

8256 MAIN STREET, WOODSTOCK, GA 30188



FOR SALE

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FOR SALE

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# PROPERTY INFORMATION

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price: \$285-\$325

Rental Price / SF: \$28-\$36

Available Space: 1,050SF- 6000SF

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
- Generous parking will be available on-street and also behind the mixed-use buildings.
- True Mixed Use new restaurants, retail shops and boutiques, office space and residences
- Daily Traffic exceeds 23,000
- Convenient Access to I-75 and I-575

Adair Park  
at  
DOWNTOWN WOODSTOCK



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

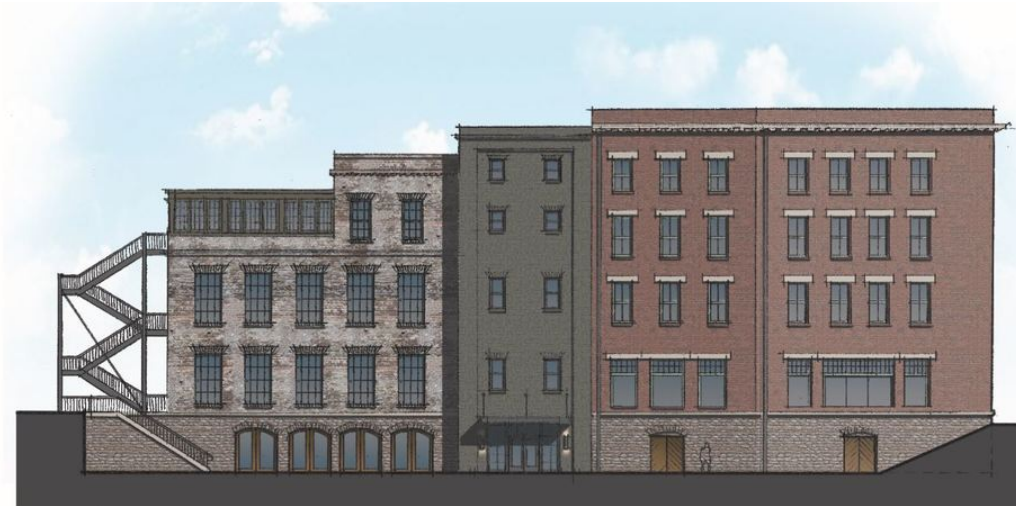
Located on Main Street in Downtown Woodstock, which is where you find one of a kind shopping and over 30 locally owned shops and restaurants. Woodstock is home to Georgia's newest Premium Outlet Mall as well as being minutes from Lake Allatoona which have helped earn the trendy downtown many awards including being one of the top 50 places to live in the United States according to "Money Magazine".

# COMPLETE HIGHLIGHTS

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## SALE HIGHLIGHTS

- Great visibility
- Generous parking will be available on-street and also behind the mixed-use buildings.
- True Mixed Use new restaurants, retail shops and boutiques, office space and residences
- Just North of Northside Cherokee Woodstock Amphitheater
- Daily Traffic exceeds 23,000
- Convenient Access to I-75 and I-575
- "One of the Top 50 Places to Live in the U.S."- Money Magazine
- Ultra Pedestrian Friendly
- Fantastic walkability
- Located on Main Street



# ADDITIONAL PHOTOS

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# LOCATION INFORMATION

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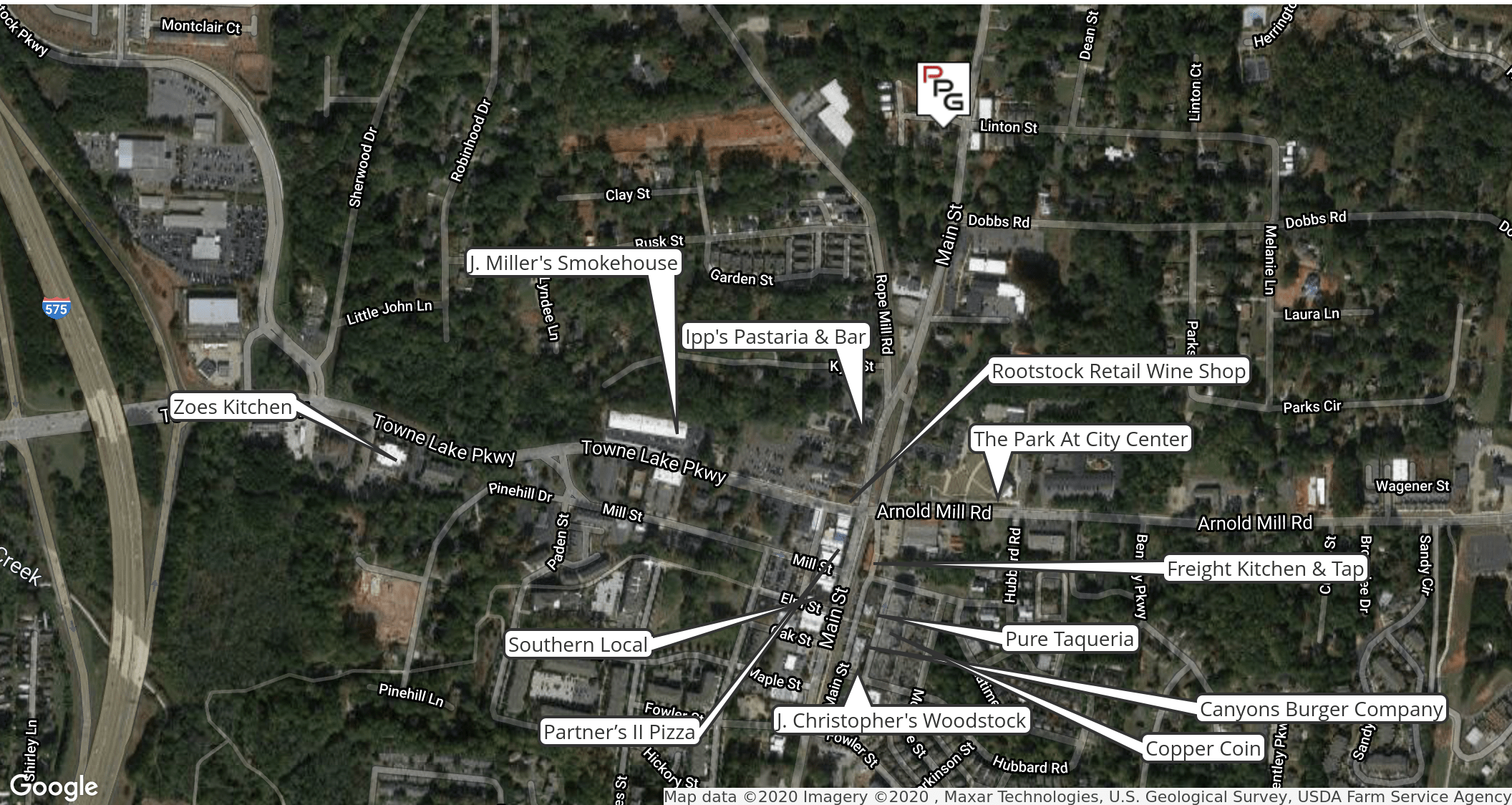
# REGIONAL MAP

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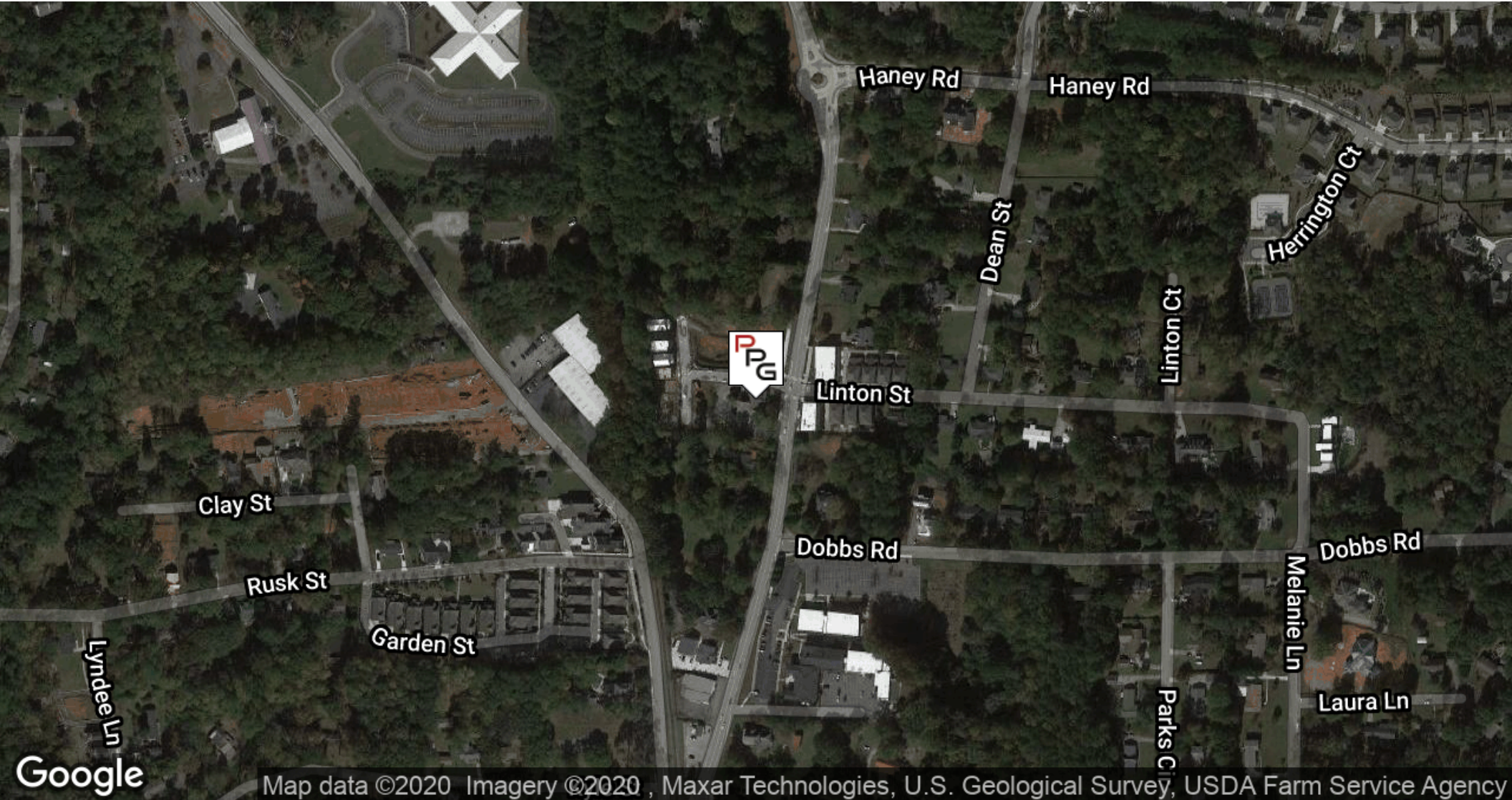
# RETAILER MAP

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# LOCATION MAPS

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 Adair Park  
at  
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# DEMOGRAPHICS

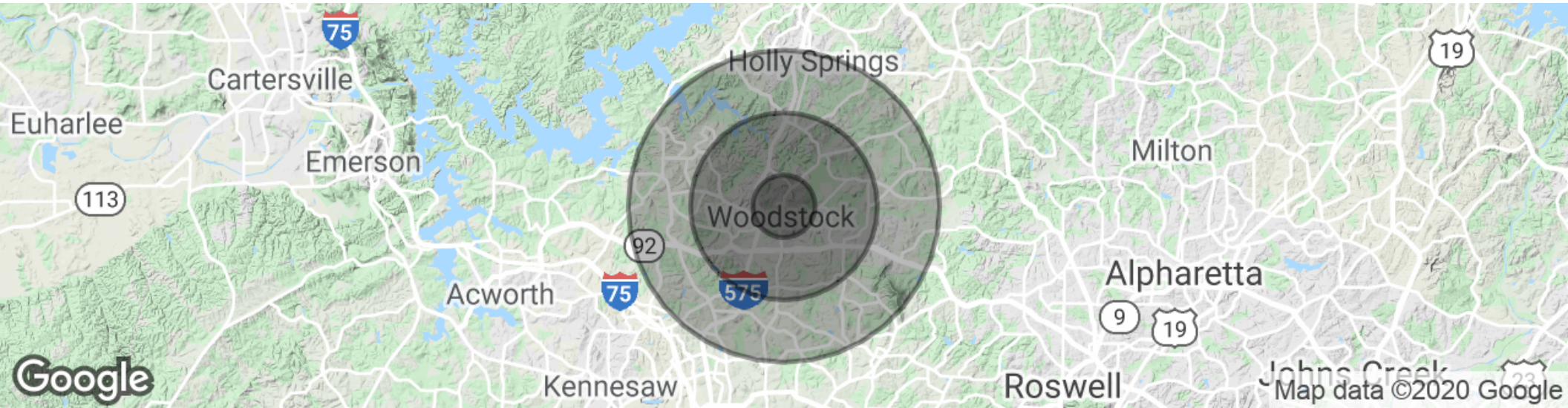
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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 2010 US Census

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# ADVISOR BIOS

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