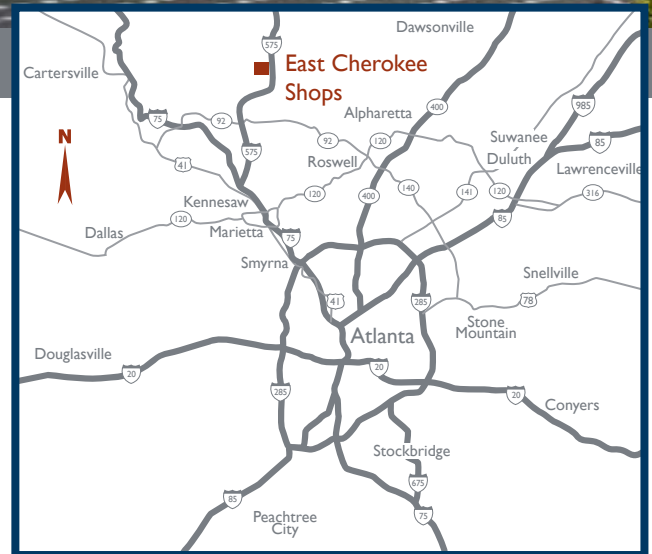


EAST CHEROKEE SHOPS

6230-6244 HOLLY SPRINGS PARKWAY (OLD HWY. 5), WOODSTOCK, GA 30188



PROPERTY DETAILS

- 129,000 SF shopping center in Cherokee County anchored by Publix and Chase Bank
- Very kid and **family-friendly** with Dance, Taekwondo, Tutoring, Kid's Art Classes, Children's Boutique and more
- Woodstock boasts strong demographics for population and income; the population has doubled from 2010 to 2016 with the largest growth % within a one mile radius
- **Booming housing growth** with over 3,700 homes now being built within a three mile radius
- **Three easy-access points** along Holly Springs Parkway, one of which is signalized
- Future road widening; additional lanes will accommodate future growth
- Over 500 parking spaces
- Renovations to the center are underway and visibility is improved
- New **deal-making landlord** with flexible lease terms

BRAND
Real Estate Services

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770.476.4801

EAST CHEROKEE SHOPS

6230-6244 HOLLY SPRINGS PARKWAY (OLD HWY. 5), WOODSTOCK, GA 30188



TRAFFIC COUNTS

Holly Springs Parkway 17,200 VPD

Combined T-intersection of Holly Springs Pkwy & East Cherokee Rd 26,400 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,724	51,662	142,703
Ave HH Income	\$87,955	\$82,187	\$83,498

GPS COORDINATES

Lat. 34.1164771 Long. -84.5659114



TENANT LIST

A1	Petit Artist	2,400 SF
A2A	Available	1,250 SF
A2B	Available	2,842 SF
A3	Hana Japanese Steakhouse	6,000 SF
B1	Queen Custom Couture	2,000 SF
B2	Available	1,009 SF
B3	Available	1,200 SF
B4	Hair 2.0 Salon	1,400 SF
B5	Available	1,500 SF
B6	Dance & Music Academy	3,000 SF
B7-8	The One Taekwondo	4,030 SF
C1	Dollar Tree	10,300 SF
C3	Dance & Music Academy	4,770 SF
C4	Absolute Pilates	1,800 SF
C5	Publix	44,840 SF
D1	Leasing Office	863 SF
D2	Marco's Pizza	1,500 SF
D3	Farmers Insurance	1,200 SF
D4	Taste of Italy	1,500 SF
D5	Party Store	2,000 SF
D6	Barber Shop	1,200 SF
D7	Flex Nutrition	1,535 SF
D8	Massage Therapy	1,500 SF
D9	Express Pack N Ship	1,500 SF
D10	Subway	1,500 SF
D11	Elegant Nails	1,500 SF
D12	Available	1,500 SF
D13	Available	2,491 SF
D14	Pacific Spice	2,032 SF
D15	Pride Cleaners	1,825 SF

OUTBUILDINGS

A	National Tenant	1,500 SF
B	Huntington Learning Ctr.	1,000 SF
C	Huntington Learning Ctr.	2,000 SF
D	American Family Ins.	1,500 SF
E	Workout Anytime	6,000 SF
F1	Chase Bank	3,575 SF
F2	Skateboard Shop	1,105 SF

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