

± 1.13 ACRE | 453 PARKWAY 575, WOODSTOCK, GEORGIA 30188



40.2 Miles To Hartsfield-Jackson  
Atlanta International Airport

**SOUTHERN**  
**CAPITAL BROKERS**  
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS  
1226 Royal Drive, Suite # Q  
Conyers Georgia 30094  
www.SouthernCapitalBrokers.com

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# OVERVIEW

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**ADDRESS:**

453 Parkway 575, Woodstock, GA 30188

**PROPERTY TAX:** \$ 4,145.86

**ACRES:** 1.13

**PARCEL ID:** 15N12 136 D

**Convenient Interstate Access:** Situated right off I-575, this location provides easy access for customers and business operations.

**Interstate Visibility:** Enjoy high visibility from interstate Highway 575, ensuring your business catches the eye of passersby. Thriving Submarket: Benefit from being in a rapidly growing submarket, guaranteeing a steady influx of potential customers.

**Commercial Zoning:** Zoned as DT-GC (Downtown General Commercial), this property offers a wide range of commercial possibilities to suit your business needs.

Available for sale to an experienced developer, builder or Investor.



# KEY FACTS & GRAPHIC PROFILE

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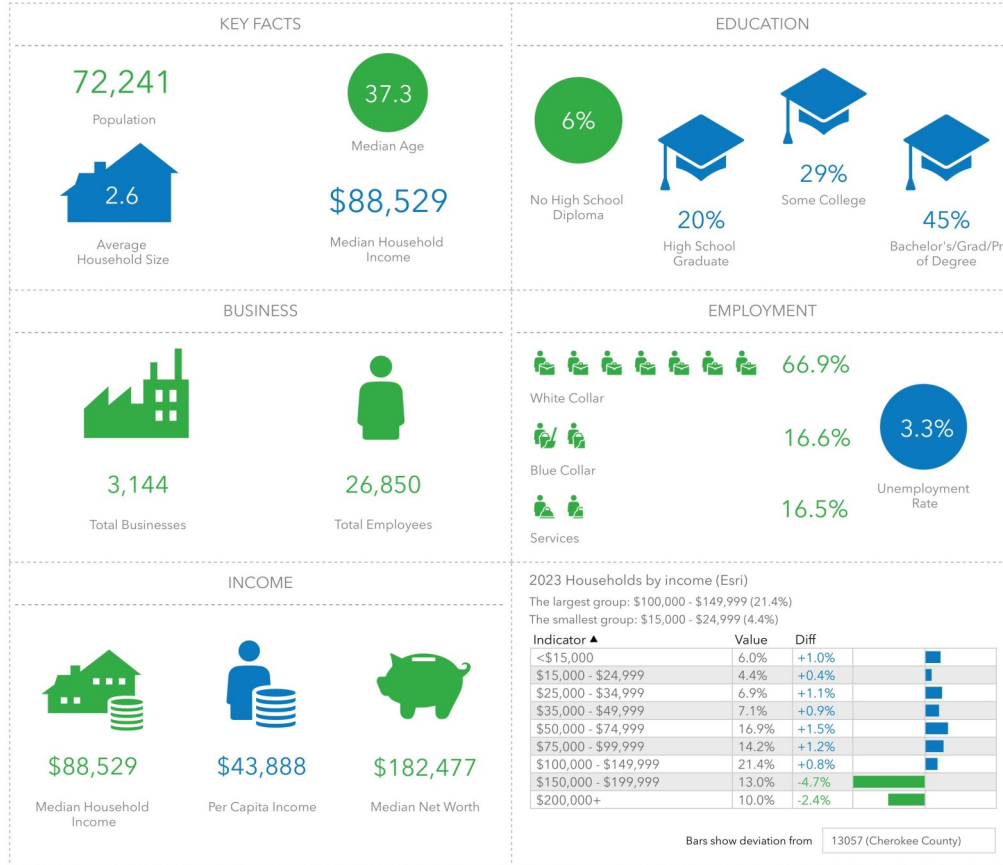
## Key Facts

453 Parkway 575, Woodstock, Georgia, 30188 (3 miles)  
453 Parkway 575, Woodstock, Georgia, 30188  
Ring of 3 miles

Southern Capital Brokers  
Latitude: 34.09007  
Longitude: -84.53134

## Key Facts

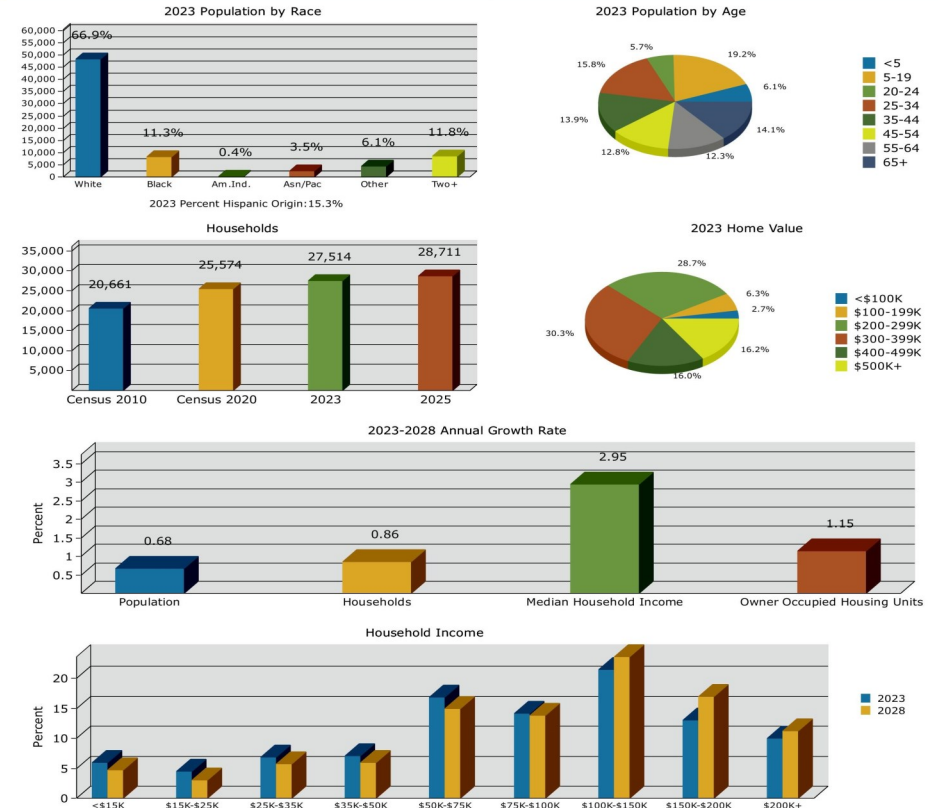
453 Parkway 575, Woodstock, Georgia, 30188  
Ring of 3 miles



## Graphic Profile

453 Parkway 575, Woodstock, Georgia, 30188  
Ring: 3 mile radius

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Latitude: 34.09007  
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Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 22, 2023

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# DEMOGRAPHICS

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## Demographic and Income Profile

453 Parkway 575, Woodstock, Georgia, 30188  
Ring: 3 mile radius

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Summary	Census 2010	Census 2020	2023	2028				
Population	56,607	67,909	72,241	74,739				
Households	20,661	25,574	27,514	28,711				
Families	14,707	-	18,667	19,371				
Average Household Size	2.73	2.64	2.61	2.59				
Owner Occupied Housing Units	14,798	-	18,659	19,753				
Renter Occupied Housing Units	5,863	-	8,855	8,958				
Median Age	35.1	-	37.3	38.0				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.68%	0.51%	0.30%					
Households	0.86%	0.65%	0.49%					
Families	0.74%	0.59%	0.44%					
Owner HHs	1.15%	0.82%	0.66%					
Median Household Income	2.95%	3.01%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	1,650	6.0%	1,354	4.7%				
\$15,000 - \$24,999	1,224	4.4%	875	3.0%				
\$25,000 - \$34,999	1,898	6.9%	1,644	5.7%				
\$35,000 - \$49,999	1,956	7.1%	1,717	6.0%				
\$50,000 - \$74,999	4,647	16.9%	4,287	14.9%				
\$75,000 - \$99,999	3,905	14.2%	3,967	13.8%				
\$100,000 - \$149,999	5,988	21.4%	6,777	23.6%				
\$150,000 - \$199,999	3,588	13.0%	4,858	16.9%				
\$200,000+	2,748	10.0%	3,232	11.3%				
Median Household Income	\$88,529		\$102,360					
Average Household Income	\$114,925		\$130,658					
Per Capita Income	\$43,888		\$50,318					
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	3,977	7.0%	4,388	6.1%	4,627	6.2%		
5 - 9	4,275	7.6%	4,626	6.4%	4,613	6.2%		
10 - 14	4,130	7.3%	4,718	6.5%	4,821	6.5%		
15 - 19	4,060	7.2%	4,536	6.3%	4,392	5.9%		
20 - 24	3,777	6.7%	4,150	5.7%	4,437	5.9%		
25 - 34	7,999	14.1%	11,420	15.8%	10,765	14.4%		
35 - 44	8,875	15.7%	10,016	13.9%	11,231	15.0%		
45 - 54	8,761	15.5%	9,276	12.8%	9,138	12.2%		
55 - 64	6,219	11.0%	8,908	12.3%	8,587	11.5%		
65 - 74	2,869	5.1%	6,634	9.2%	7,138	9.6%		
75 - 84	1,224	2.2%	2,751	3.8%	3,951	5.3%		
85+	443	0.8%	818	1.1%	1,040	1.4%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	45,103	79.7%	46,050	67.8%	48,356	66.9%	48,754	65.2%
Black Alone	5,697	10.1%	7,938	11.7%	8,177	11.3%	8,354	11.2%
American Indian Alone	191	0.3%	244	0.4%	265	0.4%	291	0.4%
Asian Alone	1,703	3.0%	2,368	3.5%	2,511	3.5%	2,659	3.6%
Pacific Islander Alone	30	0.1%	26	0.0%	29	0.0%	31	0.0%
Some Other Race Alone	2,296	4.1%	3,832	5.6%	4,382	6.1%	4,996	6.7%
Two or More Races	1,588	2.8%	7,452	11.0%	8,521	11.8%	9,654	12.9%
Hispanic Origin (Any Race)	6,382	11.3%	9,588	14.1%	11,059	15.3%	12,508	16.7%

Data Note: Income is expressed in current dollars.  
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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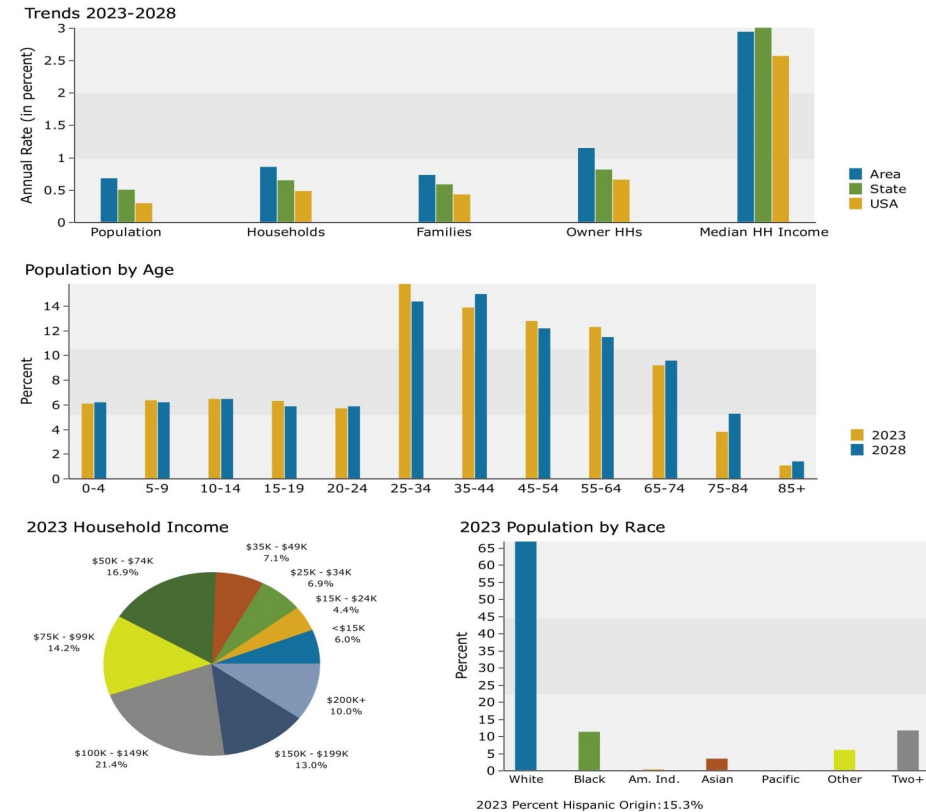
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## WOODSTOCK

Woodstock, Georgia, has witnessed significant growth and development in its commercial real estate sector over the years. In the early 2000s, Woodstock initiated a successful downtown revitalization effort, renovating historic buildings and attracting new businesses, creating a vibrant downtown district. Today, Woodstock is a thriving suburban community in the Atlanta metropolitan area. It boasts a blend of historical charm and modern amenities, with a strong sense of community and a focus on quality of life. Woodstock's history reflects its evolution from a small agrarian town to a dynamic and attractive suburban city, making it a unique and welcoming place to live and visit.

**Downtown Revitalization:** In the early 2000s, a concerted effort was made to revitalize Woodstock's historic downtown area. Historic buildings underwent renovation, and new businesses moved into the area, leading to the creation of a charming and vibrant downtown district. **Mixed-Use Developments:** Responding to the population growth and demand for housing and amenities, mixed-use developments became increasingly prevalent. These developments blended residential, retail, and commercial spaces, offering a more integrated and convenient lifestyle for residents.

**Recent Trends:** As of my last knowledge update in September 2021, Woodstock continued to experience commercial real estate growth. The construction of new shopping centers, office buildings, and housing developments remained ongoing, driven by the town's attractiveness as a suburban destination.



**Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.**

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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