

# DOWNTOWN WOODSTOCK ADAPTIVE RE-USE OPPORTUNITY

8594 Main Street - Historic & Entertainment District  
Woodstock, GA 30188



## PROPERTY HIGHLIGHTS



- ▶ **5,244 SF historic former General Store & Cotton Brokerage located in the heart of Woodstock's Entertainment District**
- ▶ **Renovated into fitness facility in 2016 including 5-new restrooms & fully sprinklered**
- ▶ **Perfect for Sports Bar Concept**

## OFFERED FOR LEASE AT \$30 NNN



For the scoop on this awesome opportunity, please contact:

**Larry Singleton**

Managing Broker

770-924-8421

Larry@SingletonRealEstate.com

**Singleton Real Estate, LLC**  
420 Chambers Street  
Woodstock, Georgia 30188  
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



# DOWNTOWN WOODSTOCK ADAPTIVE RE-USE OPPORTUNITY

8594 Main Street - Historic & Entertainment District  
Woodstock, GA 30188



**SINGLETON**  
REAL ESTATE

## STREET SCENE ALONG MAIN STREET SIDEWALKS



For the scoop on this awesome opportunity, please contact:

**Larry Singleton**

Managing Broker

770-924-8421

Larry@SingletonRealEstate.com

**Singleton Real Estate, LLC**  
420 Chambers Street  
Woodstock, Georgia 30188  
[www.SingletonRealEstate.com](http://www.SingletonRealEstate.com)

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



# DOWNTOWN WOODSTOCK ADAPTIVE RE-USE OPPORTUNITY

8594 Main Street - Historic & Entertainment District  
Woodstock, GA 30188



**SINGLETON**  
REAL ESTATE

## DOWNTOWN WOODSTOCK ENTERTAINMENT DISTRICT MAP



For the scoop on this awesome opportunity, please contact:

**Larry Singleton**

Managing Broker

770-924-8421

Larry@SingletonRealEstate.com

**Singleton Real Estate, LLC**

420 Chambers Street

Woodstock, Georgia 30188

www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



# DOWNTOWN WOODSTOCK ADAPTIVE RE-USE OPPORTUNITY

8594 Main Street - Historic & Entertainment District  
Woodstock, GA 30188



## STREET SCENE ALONG WALL STREET

### Rear Elevation



### EXTERIOR ACCESS TO PARKING



## Woodstock's Entertainment District Allows:

- Transport of Alcoholic Beverages; and,
- Outdoor Alcohol Sales adjacent to Restaurant-Bar



For the scoop on this awesome opportunity, please contact:

**Larry Singleton**

Managing Broker

770-924-8421

[Larry@SingletonRealEstate.com](mailto:Larry@SingletonRealEstate.com)

**Singleton Real Estate, LLC**  
420 Chambers Street  
Woodstock, Georgia 30188  
[www.SingletonRealEstate.com](http://www.SingletonRealEstate.com)

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.





## Executive Summary

8594 Main St, Woodstock, Georgia, 30188  
Rings: 1, 3, 5 mile radii

Prepared by Singleton Real Estate (RT)

Latitude: 34.10094  
Longitude: -84.51954

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,793	39,674	120,127
2010 Population	6,178	49,947	141,743
2018 Population	9,671	59,773	161,123
2023 Population	11,428	66,105	175,581
2000-2010 Annual Rate	5.00%	2.33%	1.67%
2010-2018 Annual Rate	5.58%	2.20%	1.57%
2018-2023 Annual Rate	3.40%	2.03%	1.73%
2018 Male Population	48.2%	48.7%	49.0%
2018 Female Population	51.8%	51.3%	51.0%
2018 Median Age	34.3	36.8	37.6

In the identified area, the current year population is 161,123. In 2010, the Census count in the area was 141,743. The rate of change since 2010 was 1.57% annually. The five-year projection for the population in the area is 175,581 representing a change of 1.73% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	71.9%	79.0%	78.8%
2018 Black Alone	13.2%	10.1%	10.0%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2018 Asian Alone	3.1%	3.2%	4.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	7.9%	4.1%	3.8%
2018 Two or More Races	3.6%	3.3%	3.0%
2018 Hispanic Origin (Any Race)	17.8%	11.8%	10.9%

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	1,442	13,873	41,132
2010 Households	2,405	18,639	50,742
2018 Total Households	3,741	22,261	57,483
2023 Total Households	4,405	24,574	62,527
2000-2010 Annual Rate	5.25%	3.00%	2.12%
2010-2018 Annual Rate	5.50%	2.18%	1.52%
2018-2023 Annual Rate	3.32%	2.00%	1.70%
2018 Average Household Size	2.55	2.68	2.80

The household count in this area has changed from 50,742 in 2010 to 57,483 in the current year, a change of 1.52% annually. The five-year projection of households is 62,527, a change of 1.70% annually from the current year total. Average household size is currently 2.80, compared to 2.79 in the year 2010. The number of families in the current year is 42,465 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 08, 2019





## Executive Summary

8594 Main St, Woodstock, Georgia, 30188  
Rings: 1, 3, 5 mile radii

Prepared by Singleton Real Estate (RT)

Latitude: 34.10094  
Longitude: -84.51954

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$59,347	\$75,460	\$79,036
2023 Median Household Income	\$65,781	\$79,574	\$83,287
2018-2023 Annual Rate	2.08%	1.07%	1.05%
<b>Average Household Income</b>			
2018 Average Household Income	\$76,374	\$91,566	\$98,086
2023 Average Household Income	\$85,775	\$101,389	\$108,691
2018-2023 Annual Rate	2.35%	2.06%	2.07%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$30,208	\$33,710	\$35,050
2023 Per Capita Income	\$33,680	\$37,223	\$38,764
2018-2023 Annual Rate	2.20%	2.00%	2.03%

### Households by Income

Current median household income is \$79,036 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$83,287 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$98,086 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$108,691 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,050 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,764 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,596	14,573	42,615
2000 Owner Occupied Housing Units	743	11,313	34,737
2000 Renter Occupied Housing Units	699	2,560	6,396
2000 Vacant Housing Units	154	700	1,482
2010 Total Housing Units	2,706	19,996	53,980
2010 Owner Occupied Housing Units	1,254	13,708	40,398
2010 Renter Occupied Housing Units	1,151	4,931	10,344
2010 Vacant Housing Units	301	1,357	3,238
2018 Total Housing Units	4,209	23,928	61,044
2018 Owner Occupied Housing Units	1,782	15,537	44,243
2018 Renter Occupied Housing Units	1,959	6,724	13,240
2018 Vacant Housing Units	468	1,667	3,561
2023 Total Housing Units	4,958	26,485	66,545
2023 Owner Occupied Housing Units	2,183	17,507	48,876
2023 Renter Occupied Housing Units	2,222	7,067	13,651
2023 Vacant Housing Units	553	1,911	4,018

Currently, 72.5% of the 61,044 housing units in the area are owner occupied; 21.7%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 53,980 housing units in the area - 74.8% owner occupied, 19.2% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 5.62%. Median home value in the area is \$210,650, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.45% annually to \$237,758.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 08, 2019