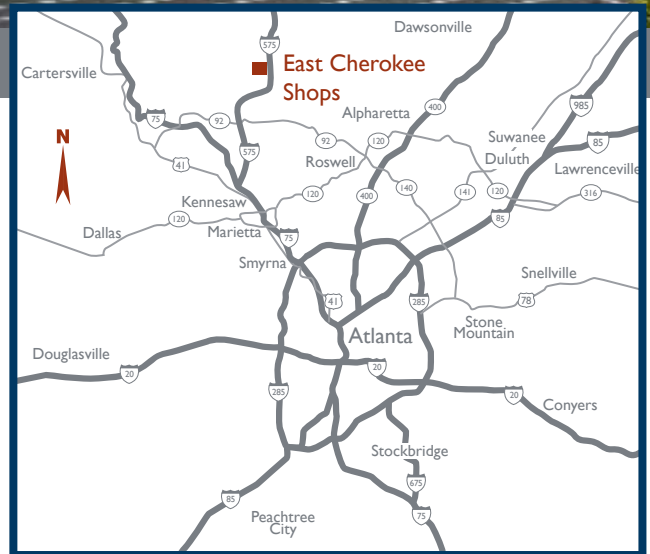


# EAST CHEROKEE SHOPS

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

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## 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   | <b>NEW:</b> Petit Artist                 | 2,400 SF  |
| A2A  | <b>Available</b>                         | 1,250 SF  |
| A2B  | <b>Available</b>                         | 2,842 SF  |
| A3   | Hana Japanese Steakhouse                 | 6,000 SF  |
| B1   | <b>COMING SOON:</b> Queen Custom Couture | 2,000 SF  |
| B2   | <b>Available</b>                         | 1,009 SF  |
| B3   | <b>Available</b>                         | 1,200 SF  |
| B4   | <b>COMING SOON:</b> Hair 2.0 Salon       | 1,400 SF  |
| B5   | <b>Available</b>                         | 1,500 SF  |
| B6   | Dance & Music Academy                    | 3,000 SF  |
| B7-8 | The One Taekwondo                        | 4,030 SF  |
| C1   | <b>COMING SOON:</b> 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   | <b>NEW:</b> Marco's Pizza                | 1,500 SF  |
| D3   | <b>NEW:</b> Farmers Insurance            | 1,200 SF  |
| D4   | Taste of Italy                           | 1,500 SF  |
| D5   | <b>NEW:</b> Party Store                  | 2,000 SF  |
| D6   | <b>NEW:</b> Barber Shop                  | 1,200 SF  |
| D7   | Flex Nutrition                           | 1,535 SF  |
| D8   | <b>COMING SOON:</b> Massage Therapy      | 1,500 SF  |
| D9   | <b>COMING SOON:</b> Express Pack N Ship  | 1,500 SF  |
| D10  | Subway                                   | 1,500 SF  |
| D11  | Elegant Nails                            | 1,500 SF  |
| D12  | <b>Available</b>                         | 1,500 SF  |
| D13  | <b>Available</b>                         | 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 |

**Michael Walker, CLS**  
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