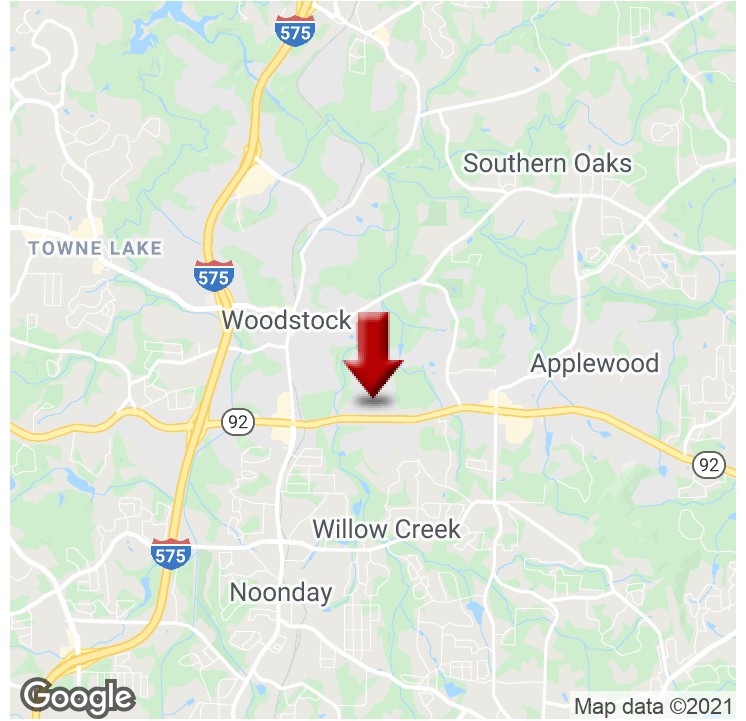


250 Churchill Court, Woodstock, GA 30188



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,126 - 2,488 SF
<b>LEASE RATE:</b>	\$13.50 SF/yr (MG)
<b>BUILDING SIZE:</b>	9,750 SF
<b>ZONING:</b>	GC
<b>SUBMARKET:</b>	Roswell, Marietta (East Cobb)

## PROPERTY OVERVIEW

Great Opportunity for Office / Warehouse and/or Retail Lease. Close Proximity to East Cobb, Woodstock and Roswell. Two Units Available - Suite 500 (1126 sf) and 600 (1362 sf). Total Contiguous SF Available is 2488 sf and Minimum sf Available is 1126 sf. Approximately 30 Parking Spaces for Building. Property Zoned GC. Each Space has Roll Up Door and Exterior Front and Rear Doors.

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

**DEEDEE VERES**  
Associate Broker  
0: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# OFFICE FOR LEASE

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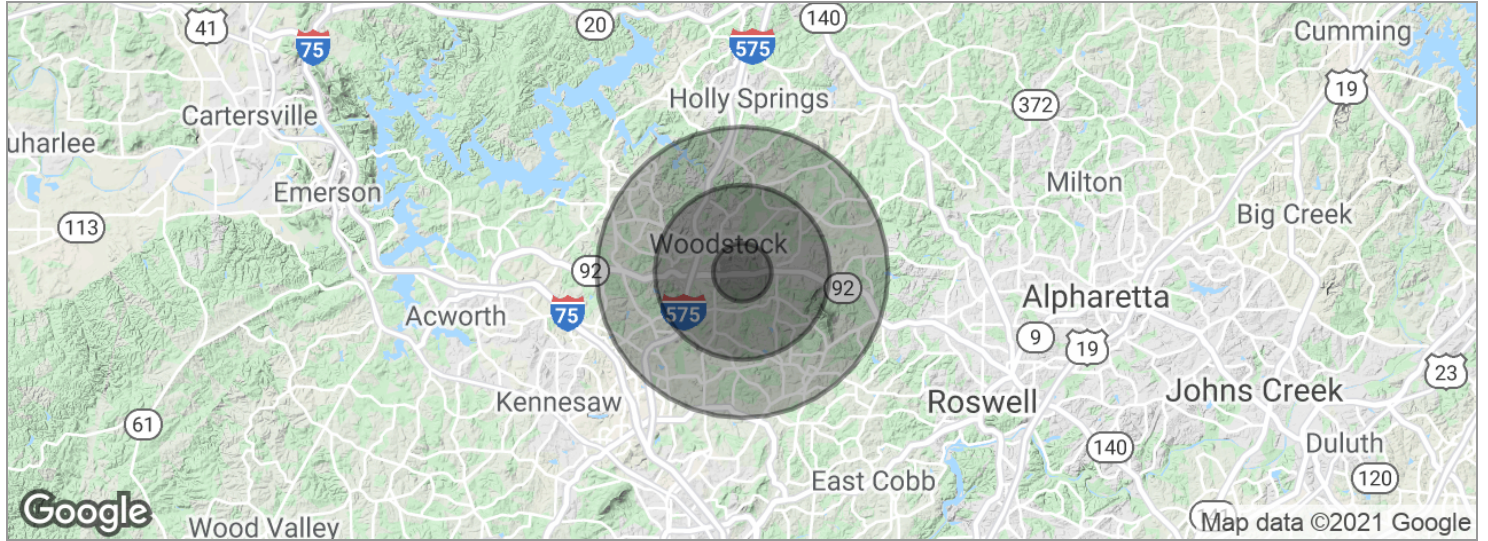
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,871	50,857	142,540
Median age	39.2	35.7	36.2
Median age (male)	39.4	35.5	35.9
Median age (Female)	38.8	35.9	36.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,492	18,539	50,816
# of persons per HH	2.4	2.7	2.8
Average HH income	\$63,894	\$79,620	\$88,635
Average house value		\$232,748	\$238,183

\* Demographic data derived from 2010 US Census

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