

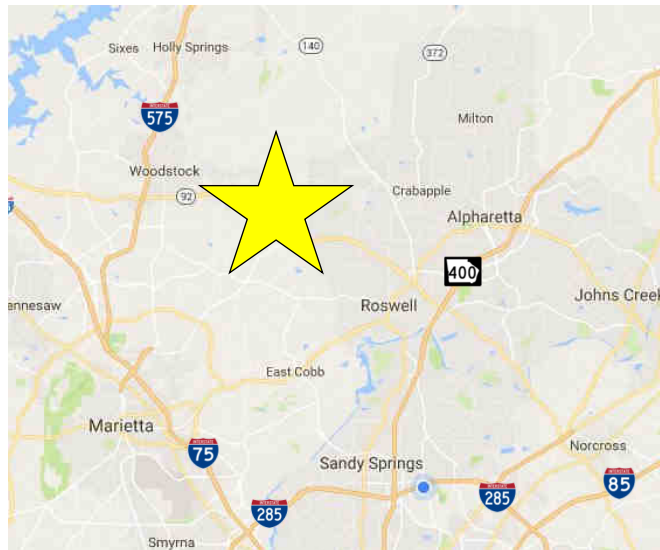
# SULLIVAN WICKLEY

## THE SHOPPES OF LITTLE RIVER

12201 Highway 92  
Woodstock, GA 30188

CHEROKEE COUNTY

**AVAILABLE  
DECEMBER 2019**  
1,400 SF between Sprint  
and WellStar Urgent Care



### TRAFFIC COUNTS

48,300 VPD - Highway 92 (west of center)  
40,800 VPD - Highway 92 (east of center)  
16,100 VPD - Trickum Road

## Property Highlights

**FOR LEASE: 1,400 square foot space** in center next to Publix at Highway 92 and Trickum Road in Woodstock, Georgia.

Incredible co-tenancy with WellStar Urgent Care, Jimmy John's, Heartland Dental, Oasis Hair Salon, and Sprint.

Cross-Access to the 86,748 SF Publix-anchored retail center and the neighboring Woodstock Annex Building (300+ employees).

Incredible visibility with Traffic Counts of 48,300 VPD.

3 miles from Woodstock High School (1,968 students) Lassiter High School (1,988 students), and Kell High School (1,688 students).

**Quoting \$3,500 per month in rent (that includes CAM)**

Total Population  
Total Households  
Median HH Income

1-mile	3-mile	5-mile
6,269	50,699	135,537
2,700	18,954	48,593
\$53,725	\$63,862	\$75,533

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.







