SHOPPES AT TRICKUM

49,900± SF SHOPPING CENTER | WOODSTOCK, GA



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12184 Hwy 92 | Woodstock, GA 30188 (Atlanta MSA)

49,900 Square Feet 10.4 Acre Site

Built in 2004 94% occupied

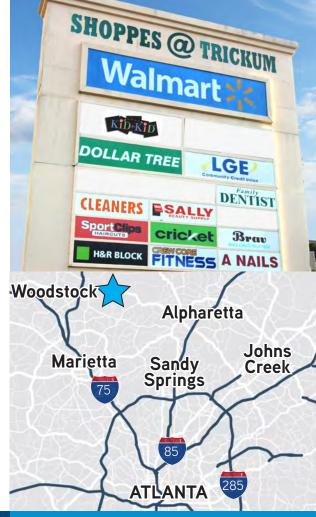
NOI: \$683,091 Price: \$9,450,000

Property Fundamentals:

- Successful Walmart shadow-anchored retail center in an affluent northern Atlanta suburb.
- 42,000 cars per day at the center's front door on Hwy 92.
- 3-mile radius demographics: 55,528: Population

\$98,738: Average Household Income

- Cherokee County: 69% increase in single-family permits 2013-2017.
- Walmart Supercenter driving traffic to the site 7 days a
- Conservative Rents in place on a seasoned & successful rent roll provides a competitive advantage and upside.



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SOUTHEAST RETAIL INVESTMENT SALES

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