

# SHOPPES AT TRICKUM

49,900± SF SHOPPING CENTER | WOODSTOCK, GA

**FOR SALE: INVESTMENT OPPORTUNITY**



## SHOPPES AT TRICKUM

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

49,900 Square Feet	10.4 Acre Site
Built in 2004	94% occupied
<b>NOI: \$683,091</b>	<b>Price: \$9,450,000</b>

### 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 week.
- Conservative Rents in place on a seasoned & successful rent roll provides a competitive advantage and upside.



## SOUTHEAST RETAIL INVESTMENT SALES

**Tony D'Ambrosio**  
Senior Vice President  
DIRECT +1 404 574 1048  
tony.dambrosio@colliers.com

**Joseph R. Montgomery, III**  
Senior Vice President  
DIRECT +1 404 574 1029  
joe.montgomery@colliers.com

[www.colliersretailinvestment.com](http://www.colliersretailinvestment.com)

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SUITE	TENANT	SF
A100	Dollar Tree	12,000
A110	Taekwondo	4,700
A120	Uptown Cheapskate	4,900
A125	Hair Salon	2,100
A130	Sally Beauty Supply	1,600
B100	Dry Cleaners	1,200
B101	H&R Block	1,200
B102	Nail Salon	1,200
B103	Sports Clips	1,400
B104	Cricket Wireless	1,600
B105	GameStop	1,600
<b>B106</b>	<b>AVAILABLE</b>	<b>3,000</b>
B107/108	Kid to Kid	4,600
B109	Dentist	2,000
B110	Crew Core Fitness	4,000
B111	LGE Community Credit Union	2,800
<b>TOTAL</b>		<b>49,900</b>



**Walmart**  
Save money. Live better.

	1-MILES	3-MILES	5-MILES
<b>POPULATION</b>			
2017 Estimated Population	7,325	55,528	148,744
2022 Projected Population	8,995	60,279	158,157
Growth 2017 - 2022	22.80%	8.56%	6.33%
Median Age	36.7	39.4	40.2
<b>INCOME</b>			
Average Household Income	\$84,223	\$98,738	\$110,658
Median Household Income	\$69,193	\$79,225	\$85,557
Per Capita Income	\$36,708	\$36,845	\$39,801
<b>HOUSING</b>			
Total Housing Units	3,283	21,413	54,824
Owner-Occupied Housing Units	2,250	16,357	43,181
Renter-Occupied Housing Units	942	4,349	10,300

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DIRECT: +1 404 574 1048  
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JOE MONTGOMERY  
DIRECT: +1 404 574 1029  
joe.montgomery@colliers.com

