



MIXED-USE PROJECT | WOODSTOCK, GA

 Burroughs & Chapin

WOODSTOCK, GEORGIA

OVERVIEW

The area that became Woodstock, Georgia was originally inhabited by Cherokee and Creek tribes with some of the first pioneer settlements following in the 1830s. In 1879 the construction of the Marietta and North Georgia Railway through Woodstock became a pivotal point in the City's history that allowed for the trade of services and goods. A passenger and freight depot was built in 1912 that still stands today. In the years that followed, the town experienced considerable growth and became a thriving trade center specializing in cotton, rope and other agricultural products.

Woodstock has one of the most popular downtown destinations in Georgia. Its vibrant and diverse cultural community has grown by 70% in the past decade and is now approximately 38,000. The city has a thriving arts community with its Elm Street Cultural Arts Village located in the heart of Downtown. The Downtown Shopping and Dining District features 20 restaurants and over 35 retail stores, and offers year round entertainment.

Woodstock is more than a city. It's a community. The stories of its people weave together a tapestry of creativity, diversity, collaboration and vibrancy. Woodstock Mixed Use has the opportunity to help write the next chapter by building upon the rich history and celebrating the character of this special community.

WOODSTOCK BUZZ

**“ONE OF THE BEST PLACES
TO LIVE IN AMERICA”**

MONEY, 2021

**“ONE OF THE WORLD'S
SMART21® COMMUNITIES”**

INTELLIGENT COMMUNITY FORUM, 2024

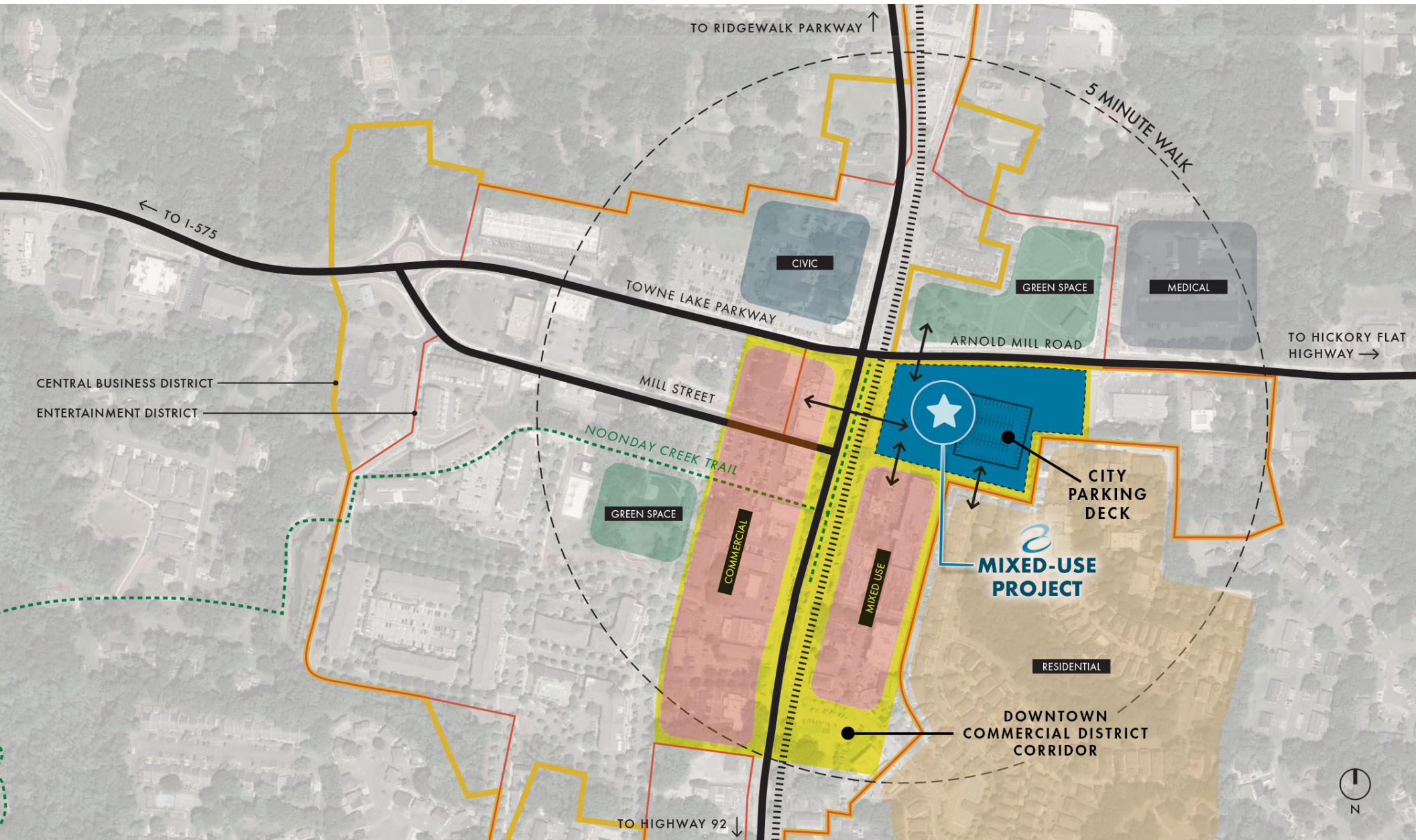
**“ONE OF THE BEST
SMALL CITIES”**

WALLETHUB, 2024

**“ONE OF THE
BEST SMALL TOWNS
IN GEORGIA FOR A QUAIN ESCAPE”**

SOUTHERN LIVING, 2024

WOODSTOCK AERIAL MAP



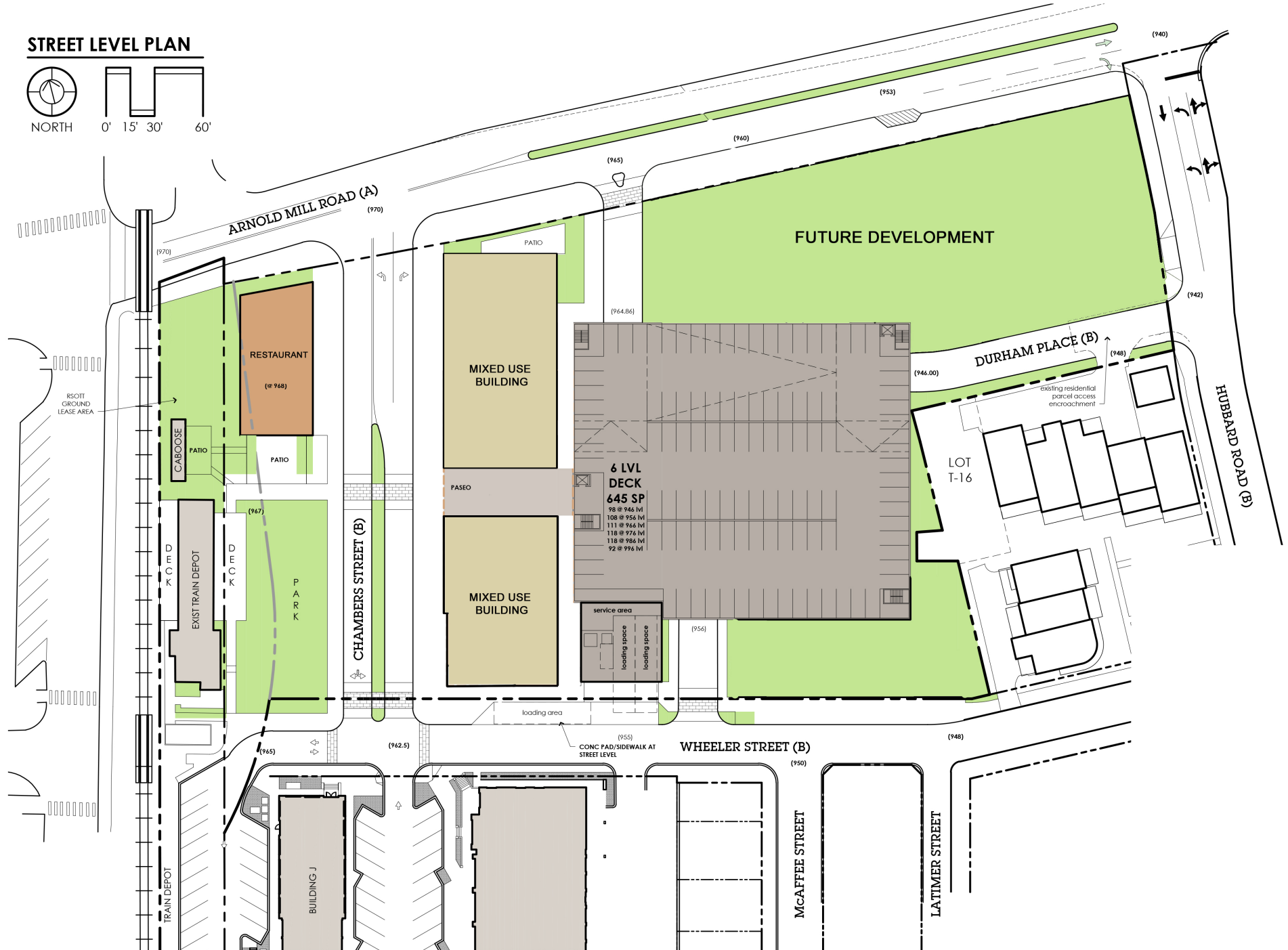
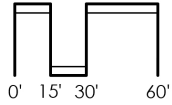


SITE PLAN

STREET LEVEL PLAN



NORTH



DEMOGRAPHICS



POPULATION*

176,307



MEDIAN HOME VALUE*

\$450,371



HOUSEHOLDS*

64,498



MEDIAN AGE*

38



AVERAGE HH SIZE*

2.7



AVERAGE HH INCOME*

\$116,912



ANNUAL VISITORS

(CHEROKEE CO. CHAMBER OF COMMERCE)

3+ MILLION



TOURISM ECONOMIC IMPACT

(2024 - 2029)

10.2%



RETAIL SALES

\$2.4 BILLION

*2024 CoStar 5-mile data unless otherwise noted

THE OUTLET SHOPPES OF ATLANTA

405K SF of Retail - 1.7 Miles from Property

THE PARK AT CITY CENTER

Home to Northside Cherokee-Hospital Amphitheater. Woodstock War Memorial & Garden/Greenspace

NORTHSIDE CHEROKEE-HOSPITAL AMPHITHEATER

5K-Seat Outdoor Facility

NEW RESTAURANT

TBD. Part of the Mixed Project Development.

DOWNTOWN WOODSTOCK RETAIL & RESTAURANTS

1. Prime 120 Steak House
2. Century House
3. J. Christopher's, Canyon Fresh Grill
4. Pure Taqueria, Dress Up Boutique
5. TENKU Sushi, Deep Roots Wine Market & Tasting Room, Branches Boutique
6. Bizarre Coffee, Kilwins, Eden Smoothies Brooklyn's Boutique, Wandress Collections
7. Vingenzo's Italian, Fox Tale Book Shop
8. Ipp's Pasteria & Bar, Salon & Spa Vanessa
9. Rootstock Restaurant & Bar
10. The Daily Draft, Partner's Il Pizza
11. Jekyll Brewing, Truck & Tap, Sucre
12. Reel Seafood, Spirited Boutique
13. Reformation Brewery, Queenies BBQ
14. Salt Factory Pub, Pie Bar
15. Madlife Stage & Studios (Grill, Patio Music Venue)



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CONTACT

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