



Shops at Lanier Circle

310 Lanier Circle, Woodstock, Georgia 30188



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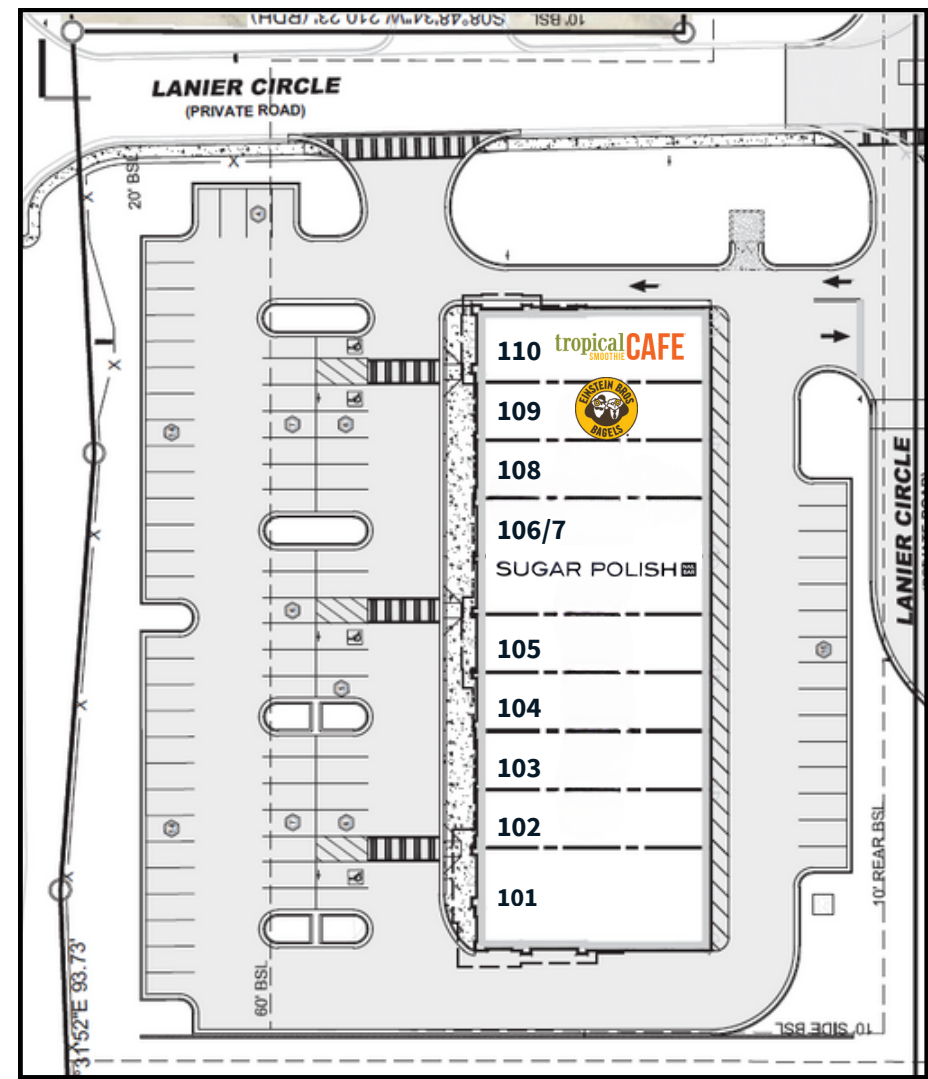
Property highlights

Unbeatable Visibility in Woodstock's High-Growth Corridor: Capitalize on 39,300+ Daily Traffic and a Built-in Customer Base, Just One Mile from I-575.

- Prime Location adjacent to 38 townhomes and a 100,000 SF self-storage facility
- Ample, convenient customer parking with a generous ratio of 4.5 spaces per 1,000 SF.
- An outstanding opportunity for high-demand restaurant, retail, or medical tenants.



Tenant roster and site plan

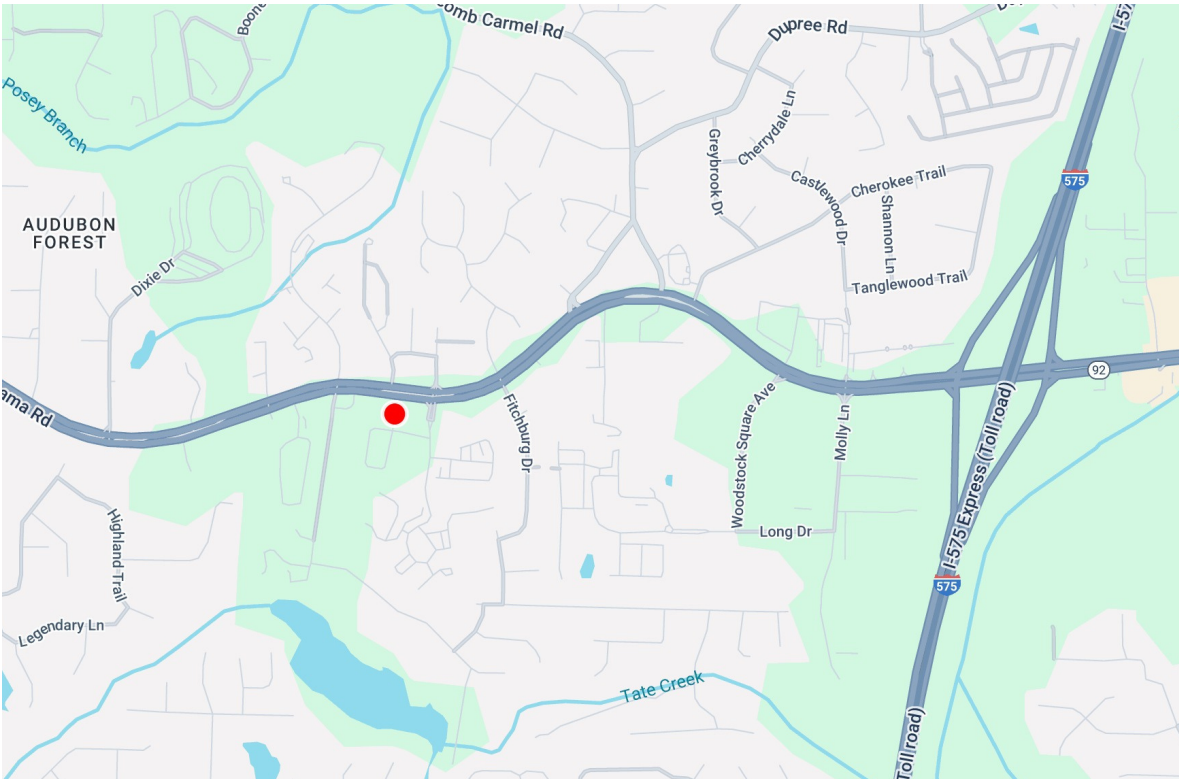


Suite	Tenant	RSF
110	Tropical Smoothie Cafe	2,000
109	Einstein Bagel	1,600
108	Available	1,600
106/7	Sugar Polish Nail Bar	1,600
105	Available	1,600
104	Available	1,600
103	Available	1,600
102	Available	1,600
101	Available	2,800

Demographics

Prime retail opportunity in Woodstock's high-traffic, high-income growth corridor.

- Prime location in the sought-after Woodstock Knoll community.
- Just minutes from Downtown Woodstock.
- High Visibility on Busy Highway 92 Corridor
- Located in a Rapidly Growing, High-Income Area
- Easy Customer & Employee Access via I-575



	1-mile	3-mile	5-mile
Daytime Population Average	4,872	53,633	149,709
Household Income	\$142,866	\$155,504	\$150,839
Median Age	43.6	43.5	43.0





JLL

Sherri Wilson

Senior Vice President
sherri.wilson@jll.com

+1 404 995 2274

Alec Volle

Senior Associate
alec.volle@jll.com

+1 770 530 4069

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