

AVAILABLE FOR LEASE

Woodstock – Holly Springs Medical Center
6304 Old Highway 5, Holly Springs, Georgia 30188



Listing Details

Located in the Cherokee County Community connecting Woodstock and Holly Springs. The site offers excellent visibility at the intersection of East Cherokee Drive and Old Highway 5, just in front of the newly developed 128,000 sq. ft. Publix anchored Shopping Center.

New Development Includes:

Two Class "A" Medical Office Building

- Each building consists of 6,000 sf/ Divisible down to 2,000 sf
- Suites available in shell condition allowing customization
- Tenant improvement allowance is negotiable
- **Co-Tenants Include:** Northside Hospital – Cherokee Benich Cosmetic and General Dentistry

Contact Information

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Medical Build- to Suit

- 1.33 +/- Acre Parcel
- Full Graded, Permitted and Zoned
- Curbs cut for Ambulance Entrance

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Average HH Income</u>
1 Mile	2,562	\$100,868
5 Mile	121,391	\$109,996
7 Mile	223,835	\$111,327

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