



SHOPS AT TOWNE LAKE - ONE RETAIL SPACE AVAILABLE



200 Parkbrooke Drive, Woodstock GA 30189

- ▲ Strip Center is located in the affluent Towne Lake community of Woodstock, 2.5 miles from Downtown Woodstock.
- ▲ Property is at the lighted intersection of Eagle Dr. (41,600 VPD) and Parkbrooke Dr.
- ▲ Close proximity to Etowah High School with 2,492 students, Hobgood Park, the largest recreational public park in Cherokee County, and the Towne Lake Hills Golf Club in the heart of the Towne Lake gated community.
- ▲ Local average household income is approx. \$120K.

| 2023 Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 8,529 | 64,823 | 160,659 |
| Households | 3,102 | 24,354 | 59,002 |
| Average HH Income | \$120,468 | \$108,773 | \$111,234 |
| Daytime Population | 4,155 | 24,274 | 45,562 |
| | 5 Min | 10 Min | 15 Min |
| Drivetime Population | 14,714 | 74,209 | 205,539 |

Available Spaces

150 - 5,040 SF

LEASING INFORMATION

| Suite | Tenant | Size/SF | Suite | Tenant | Size/SF | Suite | Tenant | Size/SF |
|-------|-------------------|----------|-------|------------------------|----------|-------|------------------------|----------|
| 100 | Whydrate | 2,100 SF | 140 | Orange Theory Fitne... | 3,350 SF | 160 | Peking & Tokyo Rest... | 2,800 SF |
| 130 | Epic Martial Arts | 4,200 SF | 150 | Available | 5,040 SF | | | |

