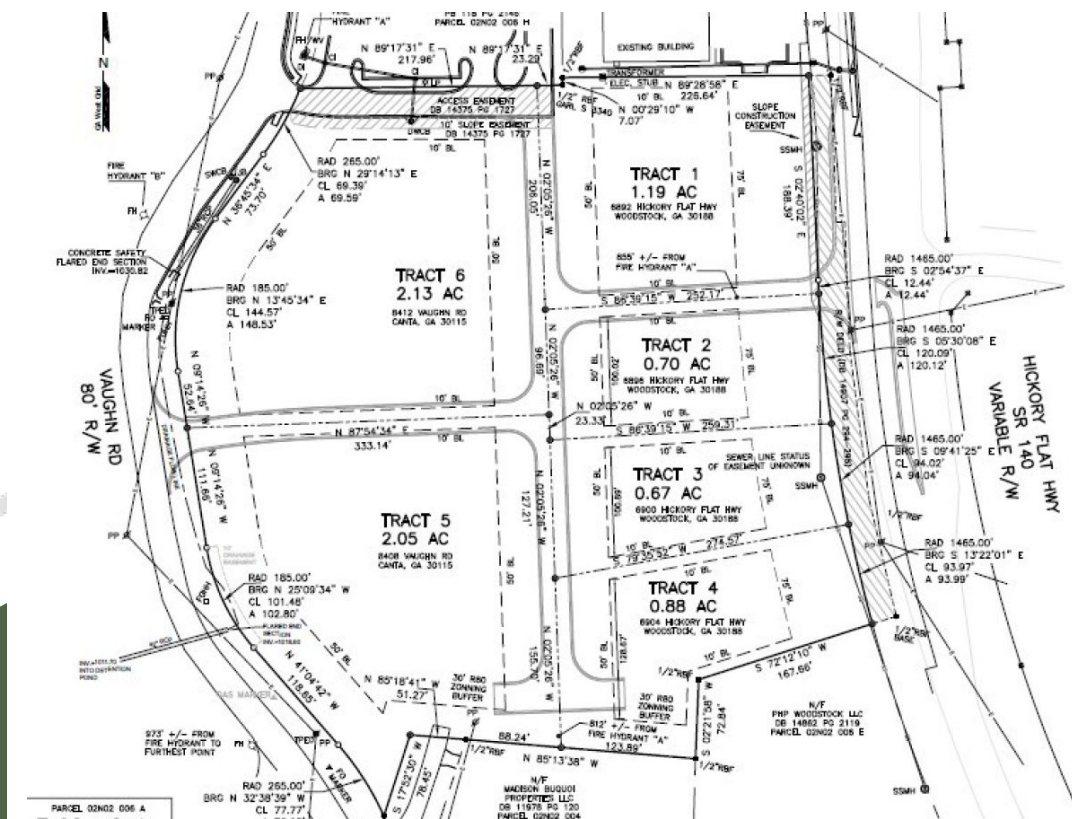




Hickory Station

6892 Hickory Flat Hwy
Woodstock, GA 30188

Contact:

Chris Springfield
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Phone : 404.919.9868

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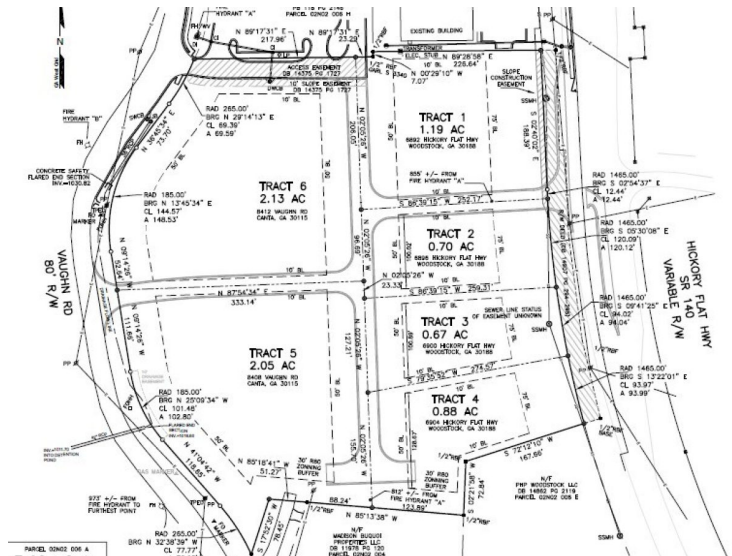
PROPERTY INFO:

CALL FOR PRICE

PROPERTY ADDRESS:
6892 HICKORY FLAT
HWY
WOODSTOCK, GA 30188

PROPERTY SIZE:
6 UNITS

LAND SIZE:
7.62 ACRES



HICKORY STATION

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

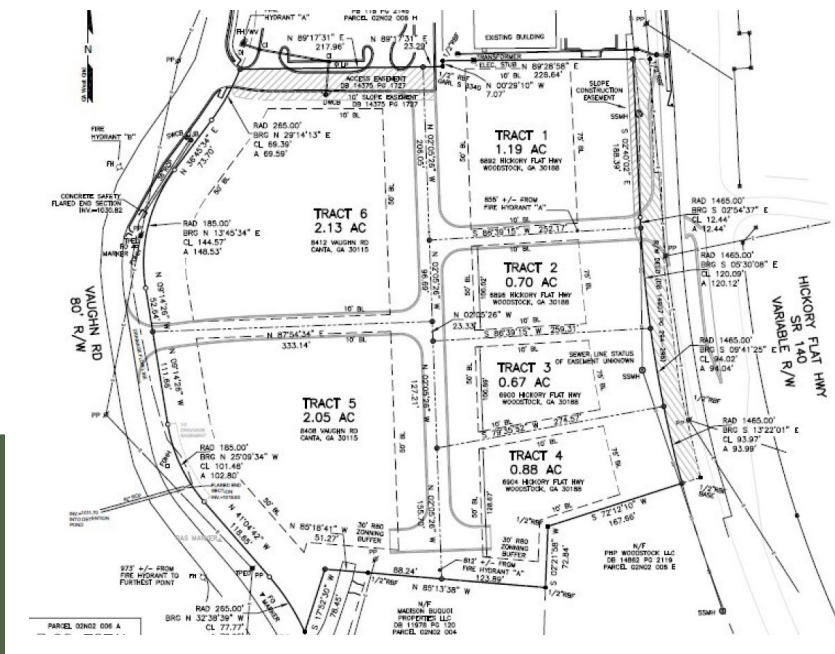
Title: Prime Commercial Tracts Ready for Immediate Development

Are you in search of the perfect location for your next business venture Look no further! We have six pad-ready commercial lots available for immediate development. These prime locations offer a unique opportunity to build your business from the ground up, tailored to your specific needs.

Each lot is prepped and ready, saving you time and money on site preparation. They are ideally situated in a thriving commercial area, promising high visibility and traffic for your business.

Build-to-suit and lease options are also available

**Hickory
Station**
Woodstock GA 30188



Hickory Station is a thoughtfully laid-out commercial offering in the rapidly expanding Woodstock corridor of Cherokee County, GA, positioned between Hickory Flat Highway and Vaughn Road. This pocket of Woodstock has been quietly transforming into a high-demand corridor for retail, service, and community-driven commercial uses, with strong rooftops, traffic flow, and continued development momentum pushing outward.

The site totals 7.62 acres across six individual tracts, giving buyers flexibility to match footprint with vision:

- **Tract 1 – 1.19 acres**
A strong corner-style parcel ideal for retail, medical, or office with excellent visibility and access.
- **Tract 2 – 0.70 acres**
A compact, efficient site well-suited for boutique retail, QSR, or service-oriented users.
- **Tract 3 – 0.67 acres**
Similar in scale to Tract 2, perfect for smaller footprint commercial concepts or professional office.
- **Tract 4 – 0.88 acres**
A slightly larger pad offering flexibility for a wider range of uses with room for thoughtful site design.
- **Tract 5 – 2.05 acres**
One of the anchor tracts, ideal for larger users needing scale such as medical, multi-tenant retail, or flex commercial.
- **Tract 6 – 2.13 acres**
The largest tract on the site, already approved for daycare use, offering a significant head start for an operator. That said, the size and layout allow for multiple alternative commercial uses, making it one of the most versatile pieces in the development.

With frontage and connectivity between two well-traveled roads and surrounded by steady residential growth, Hickory Station offers a rare blend of flexibility, location strength, and forward momentum.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



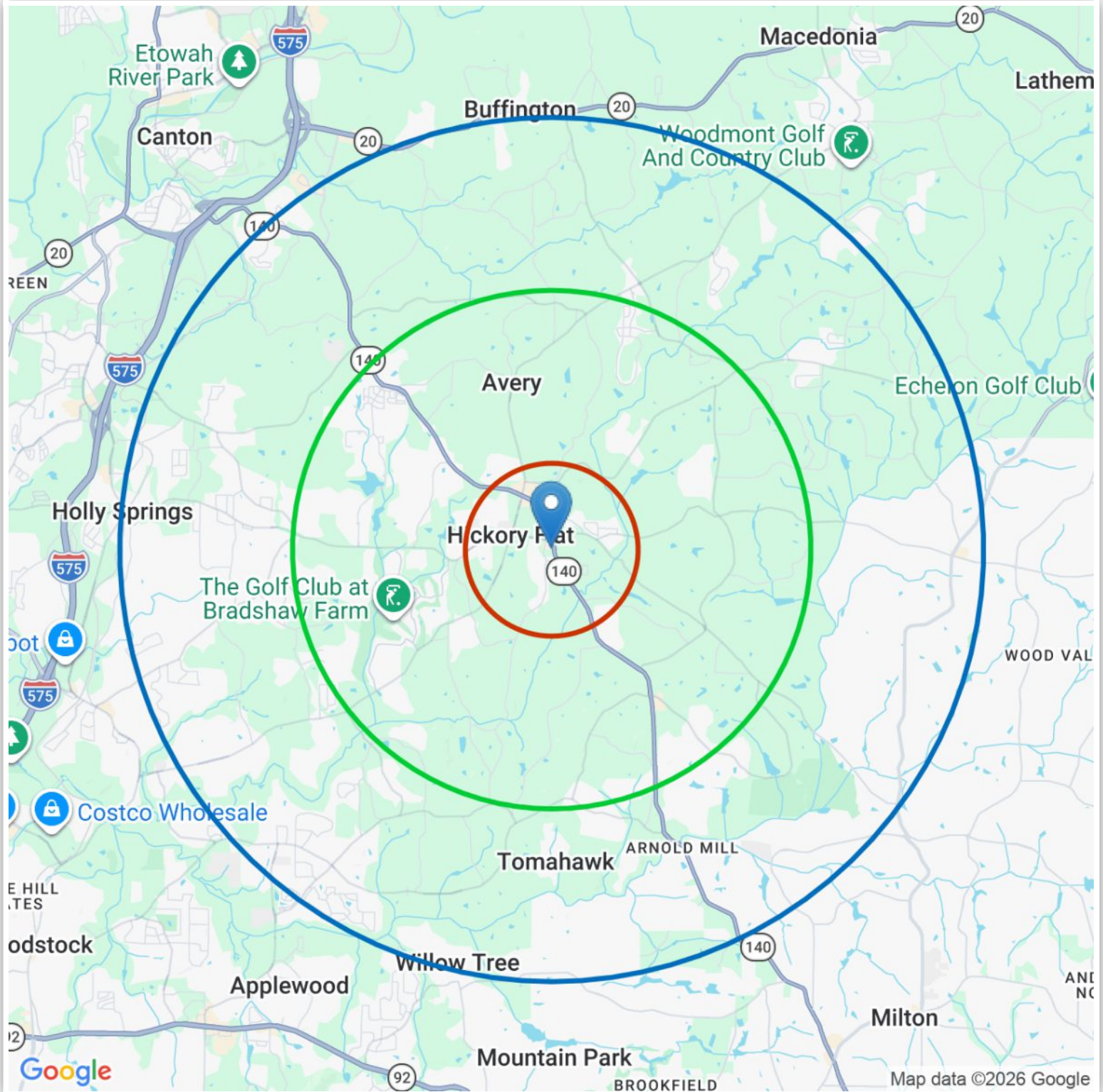
PROPERTY PHOTOS



Hickory Station

6892 Hickory Flat Hwy, Woodstock, GA, 30188

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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Hickory Station

6892 Hickory Flat Hwy, Woodstock, GA, 30188

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

2,553
Population

44 Median Age



2.56
Average Household Size

924
Total Households

EDUCATION

3.81%

No High
School
Diploma

17.64%

High School
Graduate

18.09%

Some College

33.03%

Bachelor's/
Grad

BUSINESS



177
Total Businesses



1,757
Total Employees

EMPLOYMENT

23

Manufacturing
Employees

223

Retail Trade
Employees

484

Eating &
Drinking
Employees

61

Finance/Ins/Real
Estate Emp

3.1%

Unemployment Rate

INCOME



\$149,555
Median Household Income



\$63,792
Per Capita Income



\$1,022,285
Median Net Worth

Households by Income

The largest group : \$200,000+ (29.79%) ■

The smallest group : \$25,000 - \$34,999 (1.3%) ■

Indicator	Value(%)	
< \$15,000	3.91	■
\$15,000 - \$24,999	1.91	■
\$25,000 - \$34,999	1.3	■
\$35,000 - \$49,999	4.61	■
\$50,000 - \$74,999	10.03	■
\$75,000 - \$99,999	7.92	■
\$100,000 - \$149,999	20.36	■
\$150,000 - \$199,999	20.06	■
\$200,000+	29.79	■



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Hickory Station

6892 Hickory Flat Hwy, Woodstock, GA, 30188

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

27,620

Population

41.9

Median Age



2.88

Average Household Size

8,098

Total Households

EDUCATION

2.84%

No High School Diploma

17.92%

High School Graduate

17.16%

Some College

32.45%

Bachelor's/ Grad

BUSINESS



553

Total Businesses



4,050

Total Employees

EMPLOYMENT

440

Retail Trade Employees

113

Manufacturing Employees

923

Eating & Drinking Employees

178

Finance/Ins/Real Estate Emp

2.1%

Unemployment Rate



\$153,375

Median Household Income

INCOME



\$61,872

Per Capita Income



\$1,037,119

Median Net Worth

Households by Income

The largest group : \$200,000+ (34.2%) ■

The smallest group : \$25,000 - \$34,999 (1.31%) ■

Indicator	Value(%)	
< \$15,000	4.03	■
\$15,000 - \$24,999	1.6	■
\$25,000 - \$34,999	1.31	■
\$35,000 - \$49,999	3.08	■
\$50,000 - \$74,999	7.55	■
\$75,000 - \$99,999	6.92	■
\$100,000 - \$149,999	23.88	■
\$150,000 - \$199,999	17.43	■
\$200,000+	34.2	■



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Hickory Station

6892 Hickory Flat Hwy, Woodstock, GA, 30188

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

69,055

Population

41.6

Median Age



2.87

Average Household Size

21,231

Total Households

EDUCATION



2.74%

No High School Diploma



17.31%

High School Graduate



16.77%

Some College



31.17%

Bachelor's/Grad

BUSINESS



1,155

Total Businesses



9,218

Total Employees

EMPLOYMENT

850

Retail Trade Employees

544

Manufacturing Employees

1,170

Eating & Drinking Employees

310

Finance/Ins/Real Estate Emp

1.8%

Unemployment Rate

INCOME



\$145,123

Median Household Income



\$59,723

Per Capita Income



\$881,505

Median Net Worth

Households by Income

The largest group : \$200,000+ (30.84%) ■

The smallest group : \$15,000 - \$24,999 (1.83%) ■

Indicator	Value(%)	
< \$15,000	3.64	■
\$15,000 - \$24,999	1.83	■
\$25,000 - \$34,999	1.97	■
\$35,000 - \$49,999	4.27	■
\$50,000 - \$74,999	9.52	■
\$75,000 - \$99,999	8.94	■
\$100,000 - \$149,999	21.56	■
\$150,000 - \$199,999	17.44	■
\$200,000+	30.84	■



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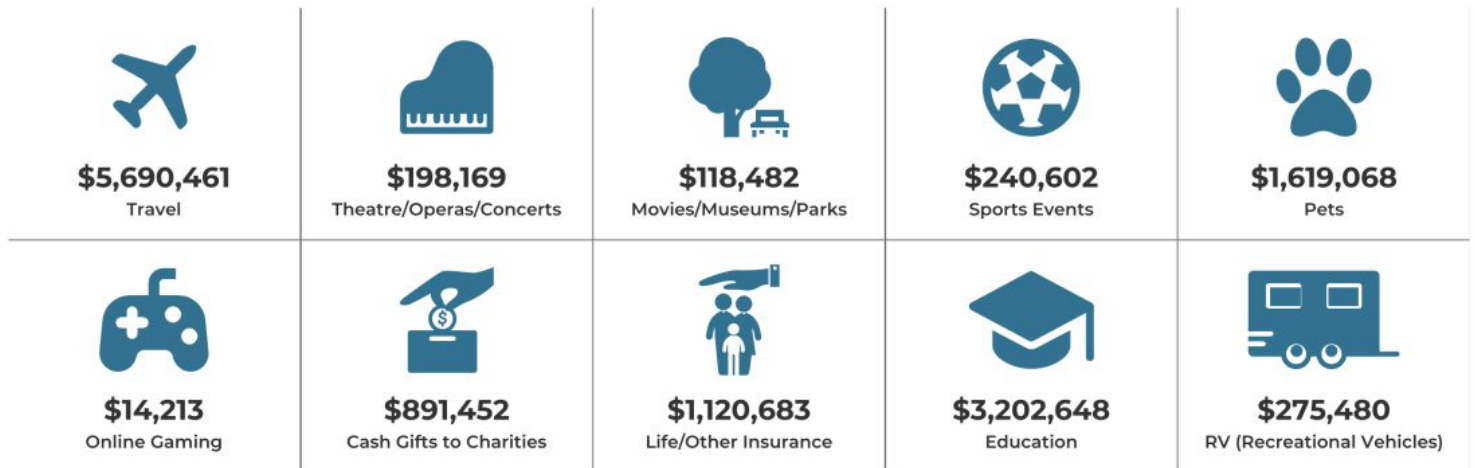
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Lifestyle and Tapestry Segmentation Infographic

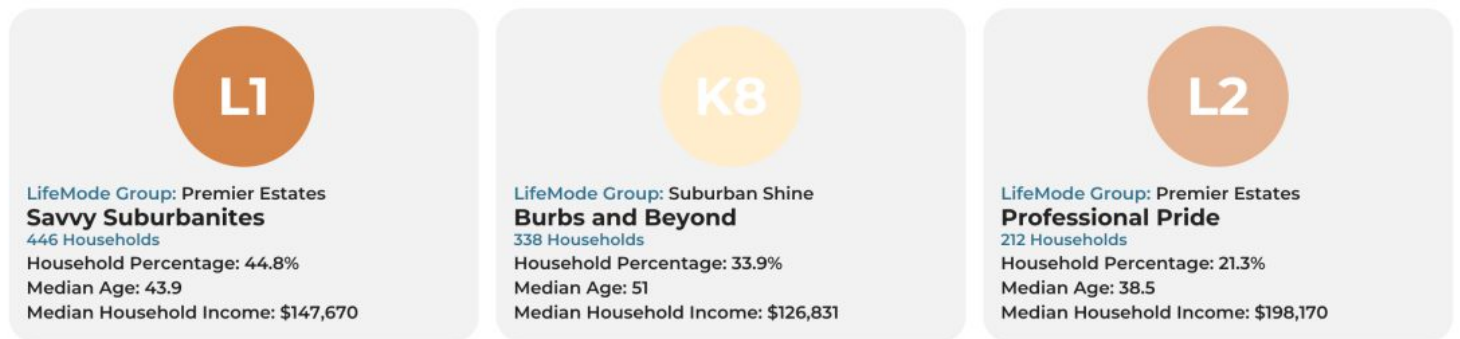
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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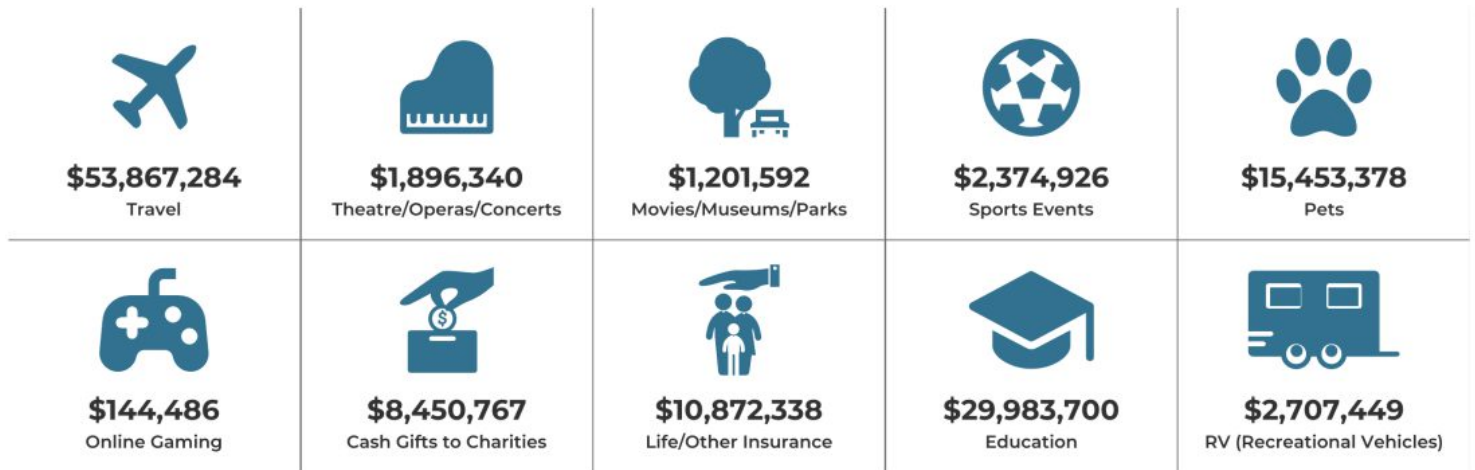
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Lifestyle and Tapestry Segmentation Infographic

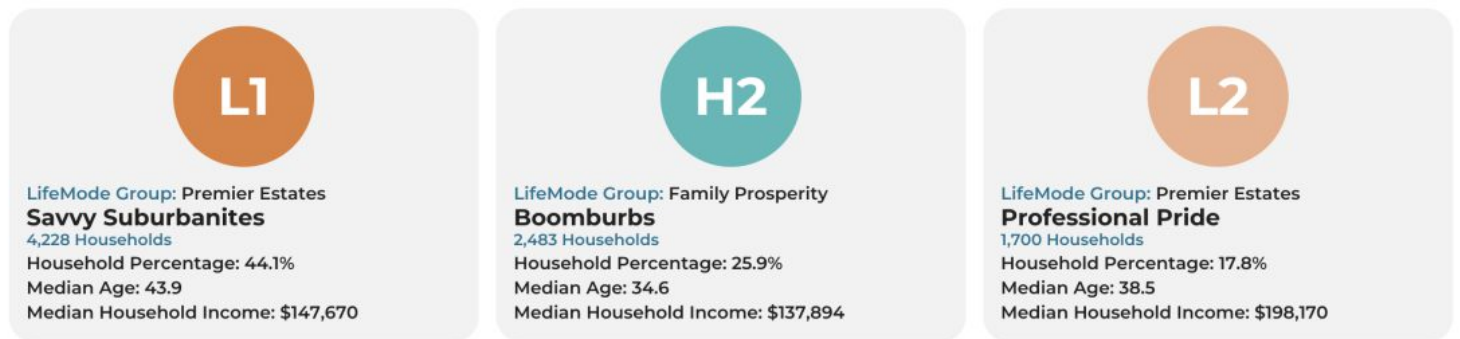
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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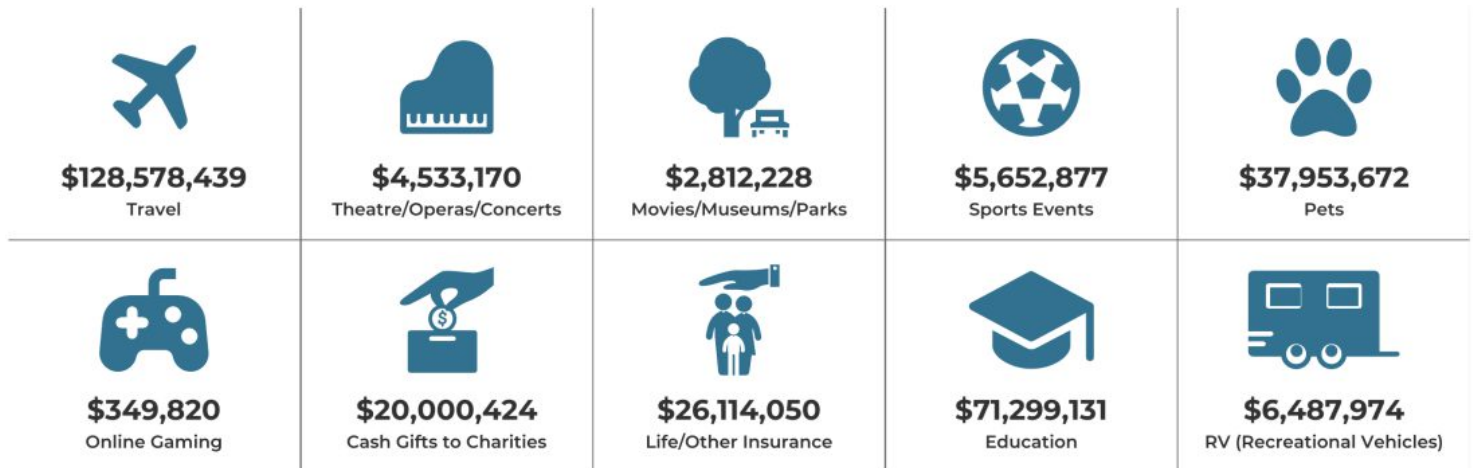
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Lifestyle and Tapestry Segmentation Infographic

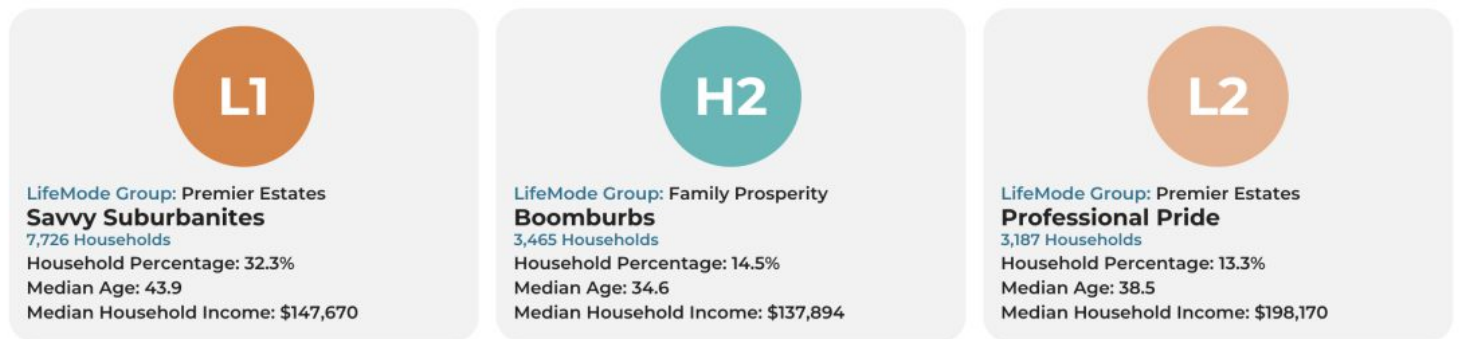
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

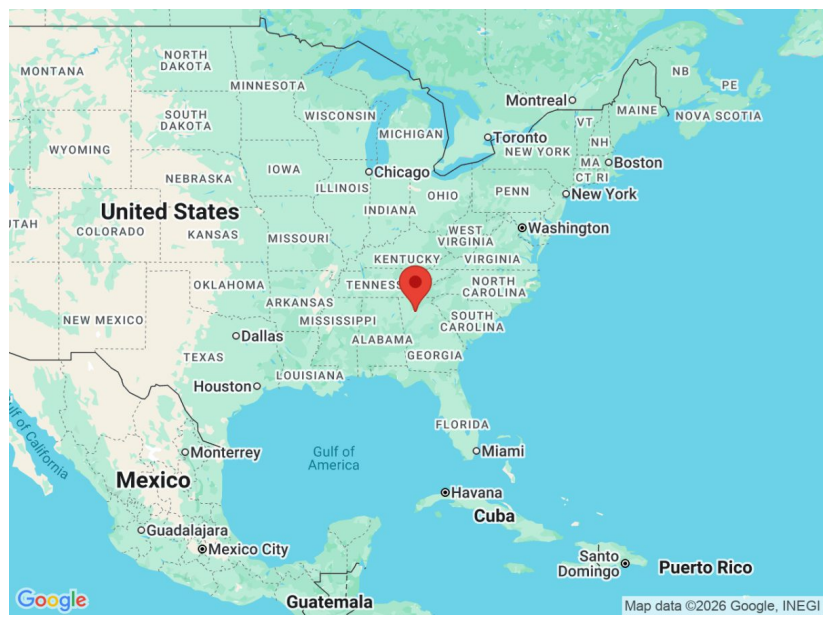
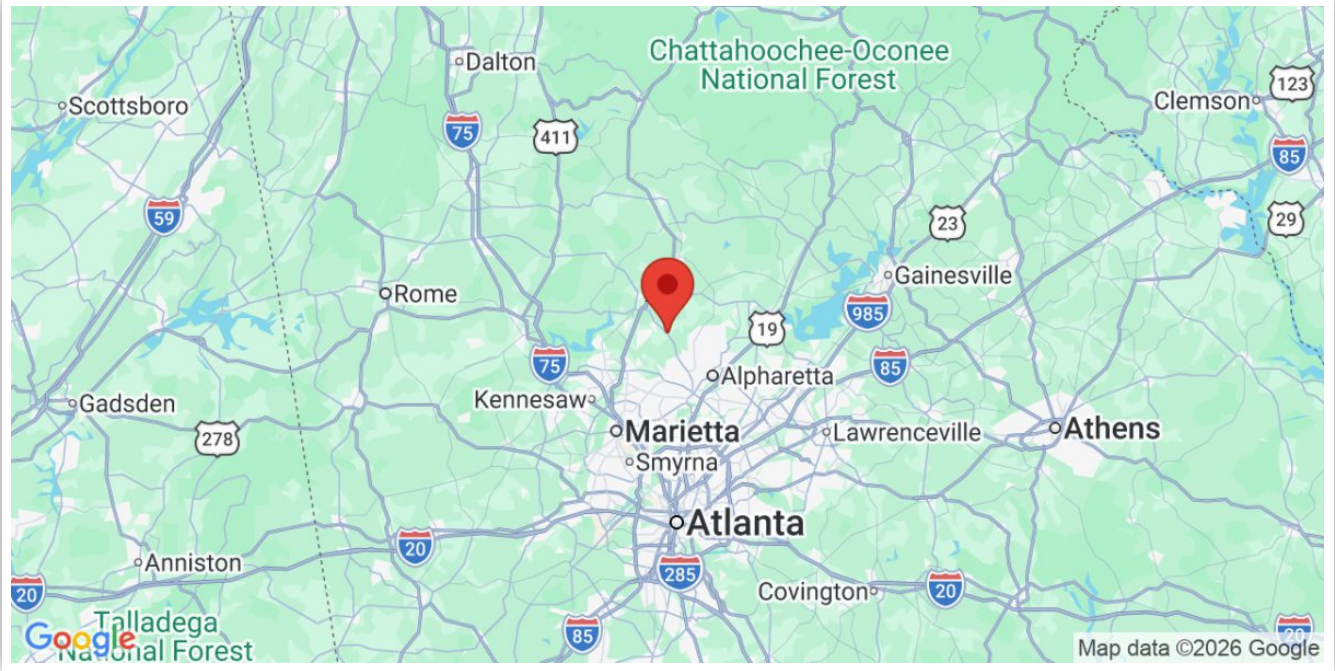
Segment 14C (Dorms to Diplomas)



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