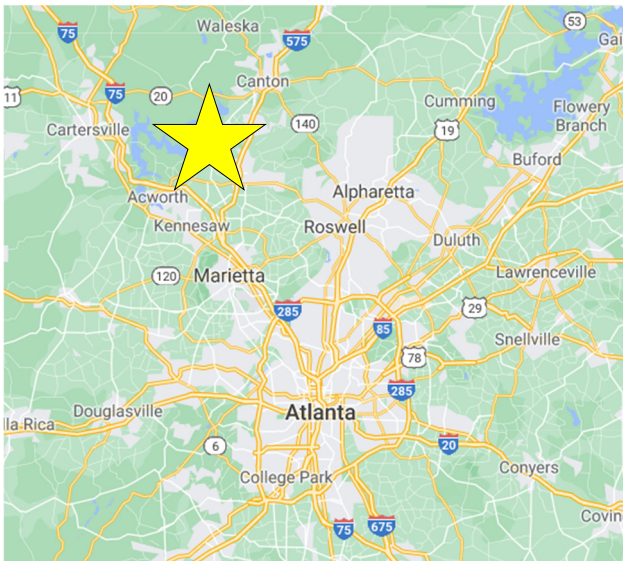


**FOR LEASE**



**TRAFFIC COUNTS**  
 12,200 VPD – Towne Lake Pkwy  
 16,700 VPD – Bells Ferry Road

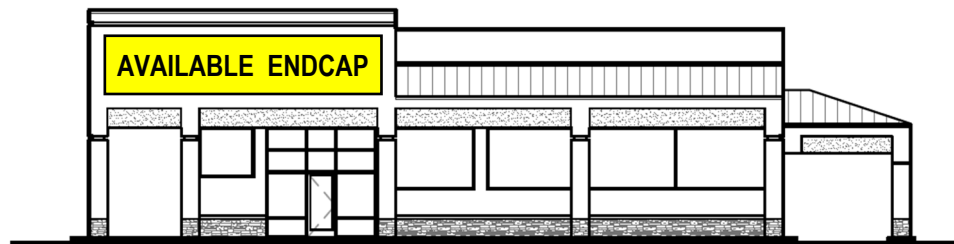
## PROPERTY INFORMATION

- Redevelopment of the former Rite Aid on the corner of Towne Lake Pkwy and Rose Creek Drive in Woodstock, GA.
- Top-performing Publix that has consistently seen an increase in annual sales for 3 consecutive years.
- Directly across the street is Hillside United Methodist Church, whose Preschool currently serves 300+ kids on a daily basis!
- Etowah High School (2,484 students) is just 2 minutes away.
- Hobgood Park (300,000 annual visitors) is within walking distance. Hobgood Park Baseball attracts tons of families on weeknights and throughout the weekend.

	1-Mile	3-Mile	5-Mile
Total Population:	8,498	52,912	133,190
Total Households:	2,775	18,144	46,354
Daytime Employees:	6,097	40,922	100,120
Median HH Incomes:	\$107,121	\$81,194	\$79,406



ROSE CREEK DRIVE ELEVATION



TOWNE LAKE PARKWAY ELEVATION

