



OAK COMMERCIAL REAL ESTATE, LLC
COMMERCIAL SALES & INVESTMENT REAL ESTATE

FOR SALE



209 MILL STREET

WOODSTOCK, GEORGIA 30188

Downtown Woodstock commercial opportunity with prominent roundabout visibility

0.66 AC
SITE AREA*

HIGH VISIBILITY
ROUNDBOUT FRONTAGE

ON-SITE
SURFACE PARKING

FREESTANDING
COMMERCIAL BUILDING

BRIAN RICKMAN, CCIM

Broker | Oak Commercial Real Estate, LLC

GA License Q155459 | FL License BK3567070

(404) 734-1004

oakcommercial@icloud.com

oakcommercial.com/209millstreet



FULL PROPERTY DETAILS

Scan to open the
property website,
photos and updates.

[SCAN QR CODE](#)

*Site area shown on supplied boundary & as-built survey. Prospective purchasers should independently verify all dimensions, zoning and property data.



A DISTINCTIVE DOWNTOWN WOODSTOCK SITE

Positioned at a highly visible roundabout in the downtown Woodstock area, 209 Mill Street offers a freestanding commercial setting with on-site parking, strong street presence and immediate proximity to surrounding residential and commercial development.



PROMINENT CORNER / ROUNDABOUT EXPOSURE

Aerial view - property shown in foreground

PROPERTY HIGHLIGHTS

- Approximately 0.66-acre site per supplied survey.
- Freestanding commercial building with distinctive architectural character.
- High-visibility frontage at a major roundabout serving the downtown area.
- On-site surface parking and multiple points of pedestrian/vehicular access.
- Strong signage visibility from surrounding roadways.
- Surrounded by a mix of residential, office, service and retail uses.



LOCATION ADVANTAGE

The aerials illustrate the property's immediate visibility and its relationship to the surrounding roadway network.

Nearby townhomes, multifamily residences, offices and neighborhood commercial uses create a broad base of potential users and customers.

The site's visual prominence makes it well suited for an owner-user, investor or repositioning strategy, subject to zoning and approvals.



BUILDING CHARACTER + SITE IMPROVEMENTS

Current and progress photos supplied by ownership show a flexible freestanding building, updated storefront glazing, improved walkways and usable exterior areas.



COVERED SIDE AREA

Covered exterior area and accessory structure shown in supplied property photos.



SITE PRESENCE

The building sits prominently above the roadway with lawn, landscaping and parking areas.

FEATURES SHOWN

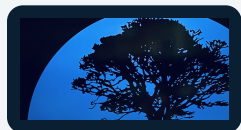
- Glazed front storefront system
- Dedicated pedestrian walkways
- Covered exterior/service area
- Detached accessory structure
- Surface parking
- Landscaped site frontage

FLEXIBLE COMMERCIAL USE

Potential uses and future modifications are subject to Woodstock zoning, building codes, permits and purchaser due diligence.



Supplied survey identifies the site as approximately 0.66 acres. Refer to the original survey for complete legal and dimensional information.



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