

# UNIQUE SALE OPPORTUNITY

RV/ Boat Storage, Repair and Boat Sales Showroom  
on approximately 3 Acres - Cash Flowing

## BOAT STORAGE YARD

400 & 420 Victoria Road, Woodstock, GA



## CONTACT INFORMATION



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# PROPERTY HIGHLIGHTS

**400, 420 Victoria Rd offers a specialty property in a prime, high-visibility / traffic count location, presenting a compelling investment opportunity with strong ROI potential**

<b>Address</b>	400 & 420 Victoria Road Woodstock, GA 30189
<b>Property Type</b>	RV/ Boat Storage, Repair Shop & Boat Sales Showroom
<b>Property Size</b>	<b>Building 400 - Approximately 5,000 SF</b> Repair shop & warehouse 3 Drive-in loading doors  <b>Building 420 - Approximately 2,200 SF</b> Showroom / Flex warehouse 2 Drive-in loading doors
<b>Storage Spaces</b>	60+ Covered spaces & 30+ Uncovered spaces
<b>Acreage</b>	2.93 Acre site
<b>Zoning</b>	GC (General Commercial)
<b>Parcel #</b>	021N09-00000-581-00D-000
<b>Expansion Opportunity</b>	Adjacent 3.0 AC site also available for sale; rezoned for retail and 50% pre-leased (See Page 11)
<b>Net Operating Income</b>	\$560,705.70
<b>Offering Price</b>	<b>\$6,497,169   CAP Rate 8.63%</b>



# PROJECT PHOTOS

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



# PROJECT PHOTOS

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



# PROJECT AERIAL

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



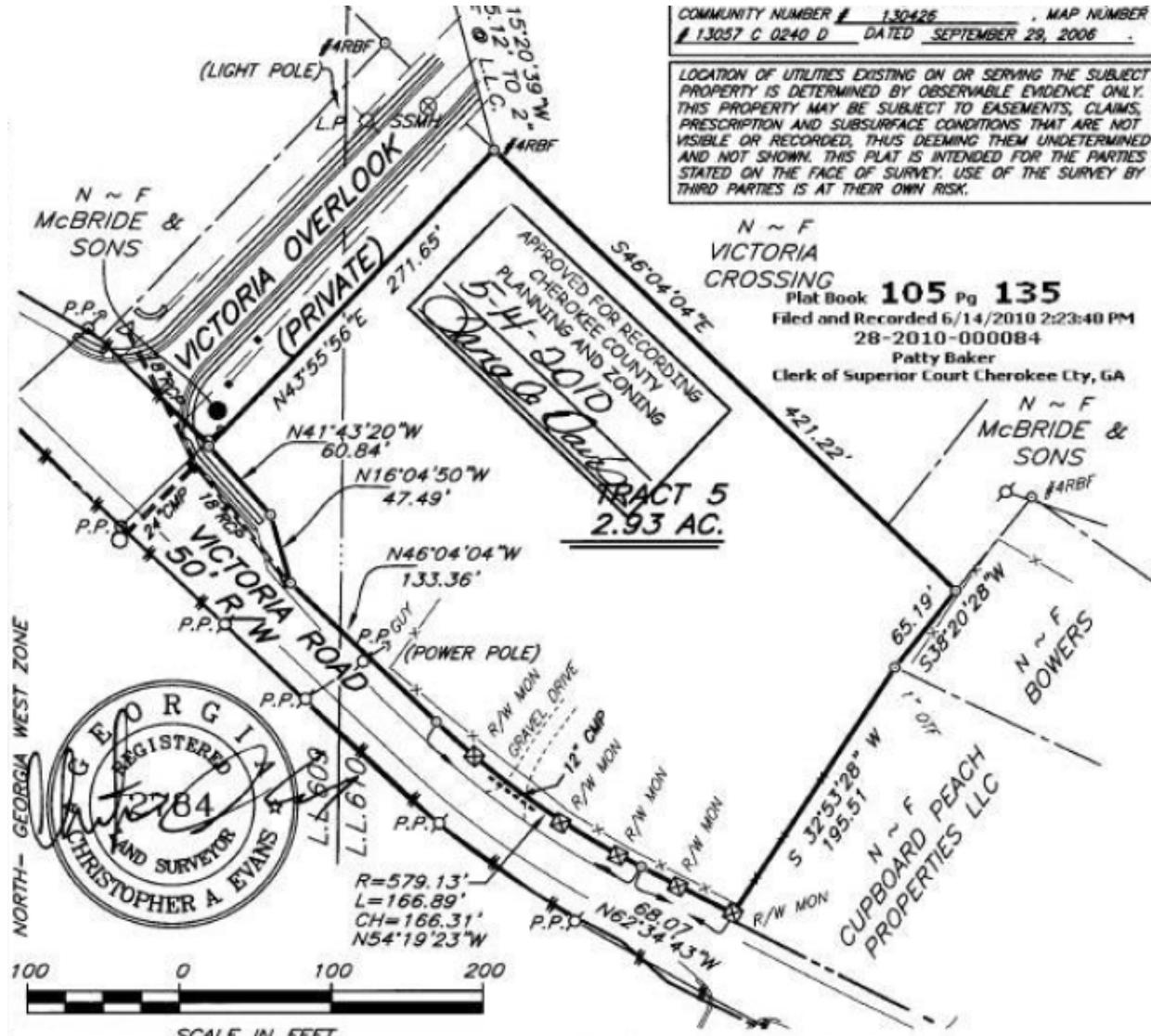
# PROJECT PARCEL MAP

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA

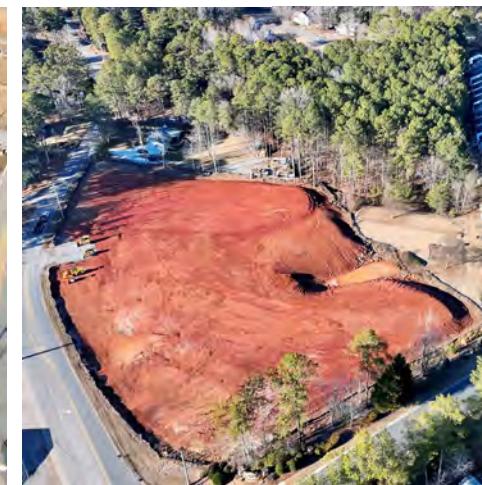


# PROJECT SITE PLAN

## FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



# EXPANSION OPPORTUNITY



50% has been pre-leased for  
Retail Development



Great Location benefiting from  
Bells Ferry Road Improvements



Combined Asking Price:  
**\$9.99M (6.11± AC)**

# COUNTY/STATE IMPROVEMENTS

The property at 400 & 420 Victoria Road is located at the northern end of the Bells Ferry Road Widening Project. This is a \$100 million infrastructure investment by Cherokee County and the State of Georgia to expand the road from a two-lane bottleneck into a four-lane divided highway with a center median.

## IMPACT ON PROPERTY

New ownership will benefit from road expansion. If this parcel or the adjacent parcel is (re)developed, the road construction will be nearing completion simultaneously upon completion of property construction. The property will transition from abutting a narrower, two-lane road to sitting at a major four-lane intersection. This infrastructure ensures the site will be a primary travel route for the Woodstock and Holly Springs communities for decades to come.

## DIRECT BENEFITS TO PROPERTY

### **Massive Increase in Traffic**

Daily car counts are expected to grow from roughly 19,600 to over 36,000 vehicles per day. This provides the property with significantly higher visibility and more potential customers passing the site.

### **Maintained Traffic Light**

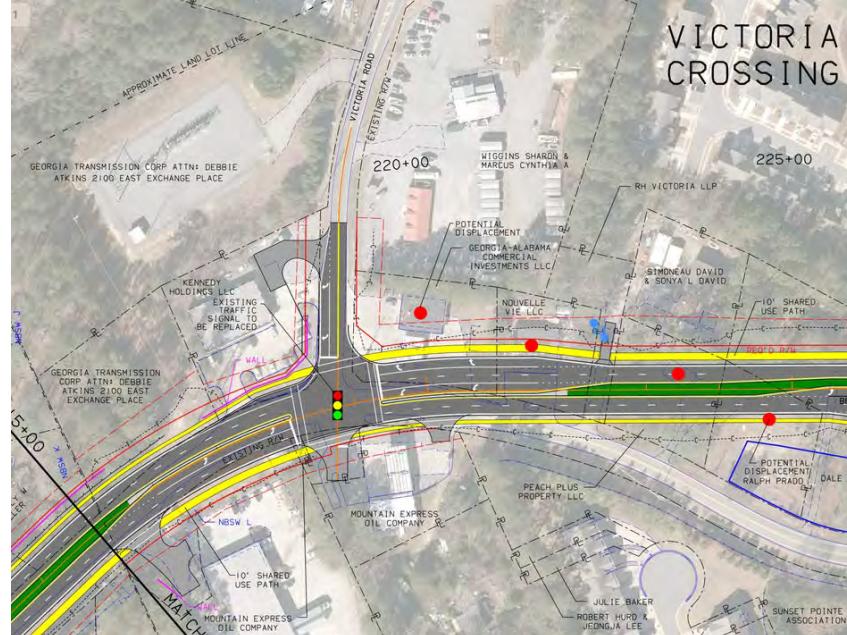
The project confirms the traffic light at the corner of Victoria Road and Bells Ferry Road will remain and be upgraded with new equipment. This ensures easy, controlled turns into and out of the property.

### **New Sidewalks and Paths**

A new 10-foot-wide paved path will be built directly along the side of the road touching this property. This makes the site much more accessible to neighbors walking or biking in the area.

### **Cleaner Appearance**

The old open ditches will be replaced with modern concrete curbs, gutters, and a landscaped grass median in the center of the road, giving the entire area a more professional, "finished" look.



## **BELLS FERRY ROAD WIDENING PROJECT**

### QUICK FACTS & TIMELINE



#### **Current Status**

Construction began in May 2025.



#### **Completion Goal**

The project is estimated to be finished in 2028.



#### **Bridge Work**

The nearby bridge over Little River is also being replaced at the same time to allow for heavier vehicle flow and consistent four-lane travel.

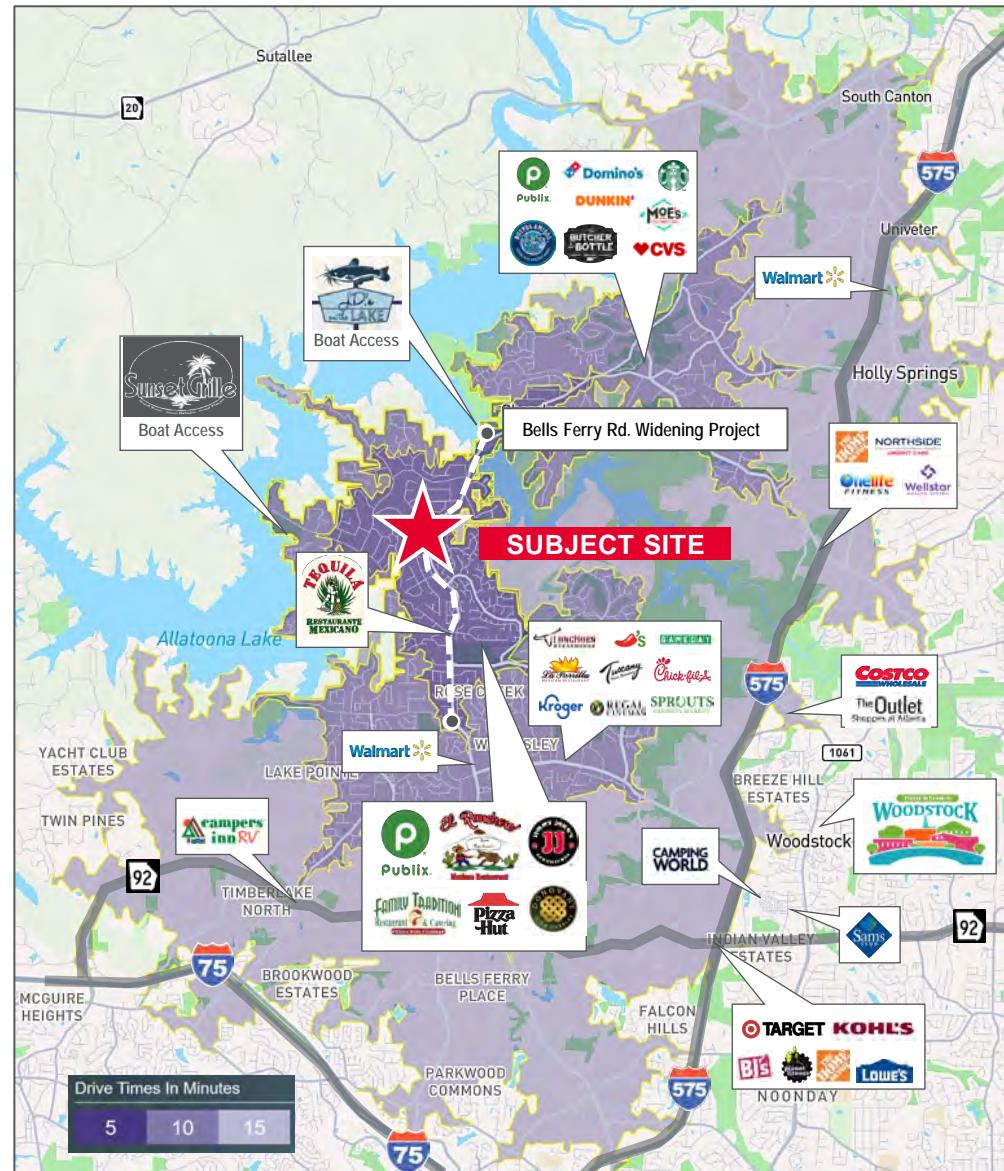


#### **Speed Limit**

The road is designed for a steady flow of 45 MPH.

# LOCATION OVERVIEW

- Prime commercial location in high-growth corridor
- Close Allatoona Lake proximity
- Direct benefits from current Bells Ferry Road Widening Project
- Minutes from abundant retail, amenities and services



# LAKE ALLATOONA

## QUICK FACTS

Year Completed  
1950

Area  
12,010 Acres

Length of Shoreline  
270 Miles

Volume  
367,500 Acres-Feet

Depth at Dam  
145 Feet

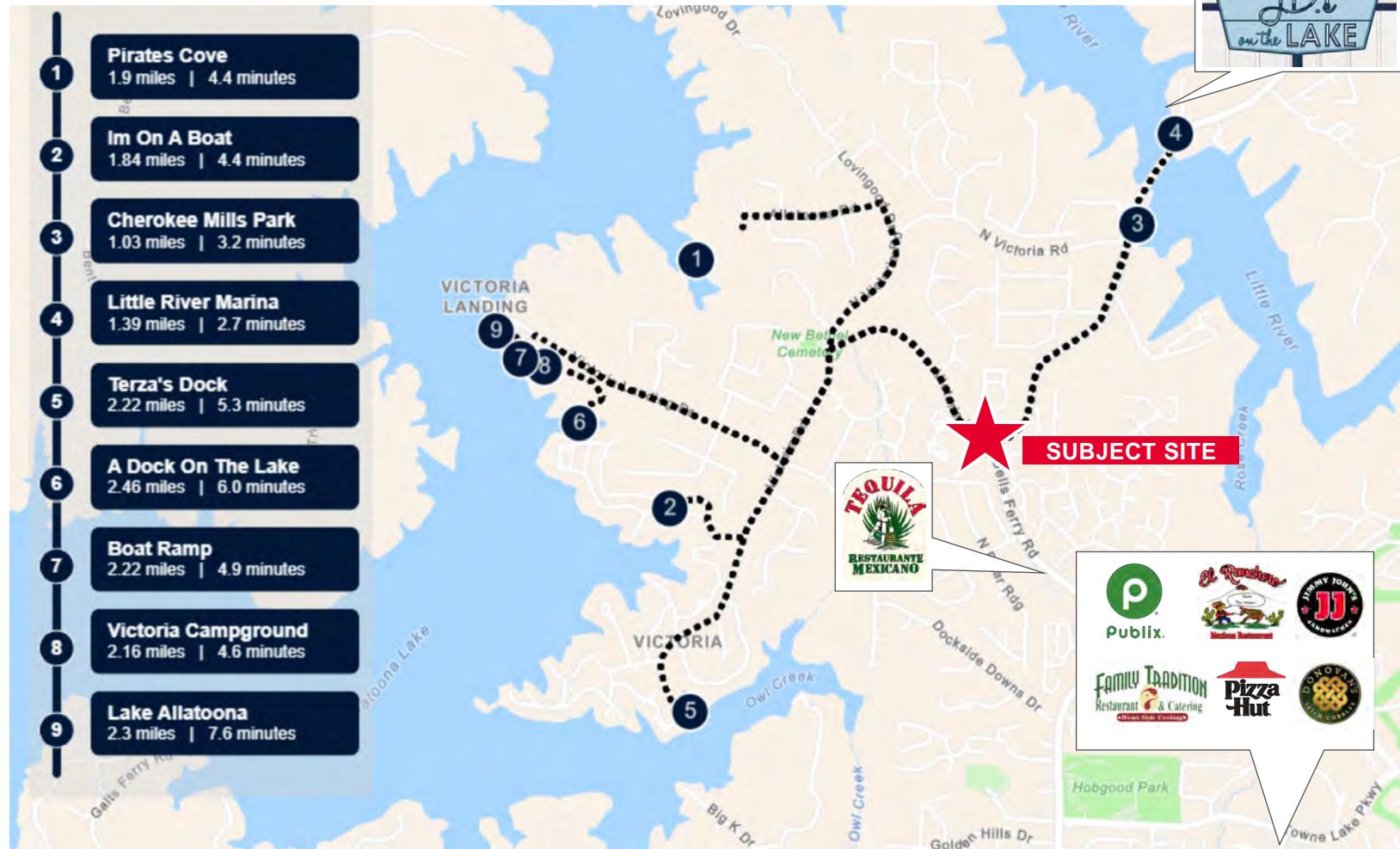
Full Pool Water Level  
840 Fee MSL

### Lake Amenities/Services

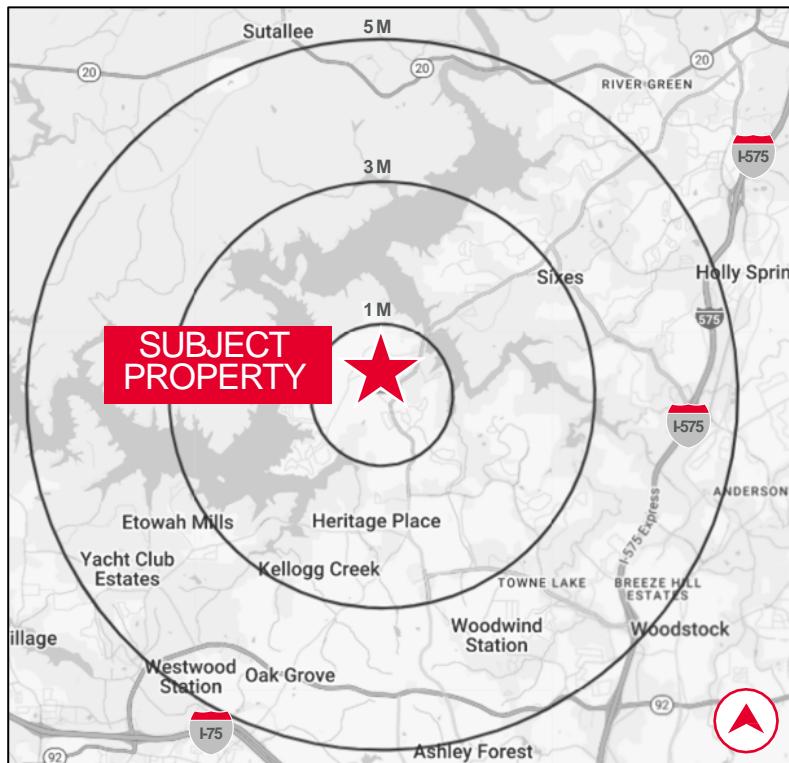
- 8 total marinas
- 5 restaurants
- 3 yacht clubs



# BOAT RAMP ACCESS



# AREA DEMOGRAPHICS



7.5 MILES TO  
WOODSTOCK



6-8 MILES TO  
INTERSTATES



AMPLE ACCESS TO  
DINING/RETAIL



5,654  
POPULATION  
Within 1 Miles



\$127,115  
AVG. INCOME  
Within 21 Miles



\$281,520  
AVG. HOME VALUE  
Within 1 Miles



42.1  
AVG. AGE  
Within 1 Miles

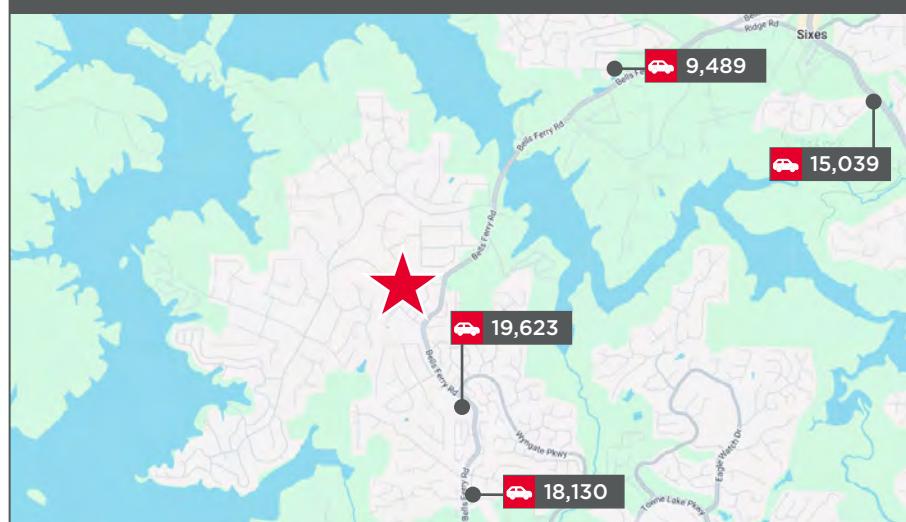
89,676  
POPULATION  
Within 5 Miles

\$117,818  
AVG. INCOME  
Within 5 Miles

\$335,992  
AVG. HOME VALUE  
Within 5 Miles

39.8  
AVG. AGE  
Within 5 Miles

## 2025 TRAFFIC COUNT DATA





# CONTACT INFORMATION



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