

3.18± ACRES LAND FOR SALE

Zoned Retail, Approval Provided / 50% Pre-Leased



50% Pre-leased for Retail
440 Victoria Road, Woodstock, GA



CONTACT INFORMATION



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PROJECT HIGHLIGHTS

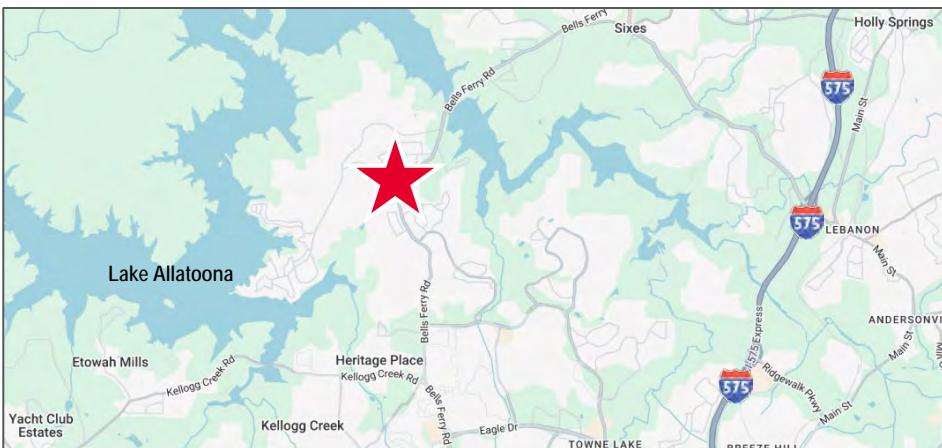
3.18± acres of pad ready, retail zoned land, clear cut, filled, and mass graded, offered with fully stamped, “Approved for Construction” site/civil and building plans (including stormwater/ engineering approvals), enabling an immediate construction path. Water meters are prepaid (up to \$10,000) available and ready for installation; sanitary/plumbing not currently in place.

Address	440 Victoria Road Woodstock, GA 30189
Property Type	Raw, clear-cut land
Structures	None Zoned for Retail & Approved
Acreage	3.18± Acres site
Zoning	NC (Neighborhood Commercial) City has approved two (2) restaurant users
Parcel #	021N09-00000-581-000-0000
Expansion Opportunity	Adjacent boat storage site available for sale (See Page 11)
Sale Price	\$3,500,000



CLICK HERE FOR TOUR

Build site cleared
and ready for both
buildings



PROJECT TOPO PLAN

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



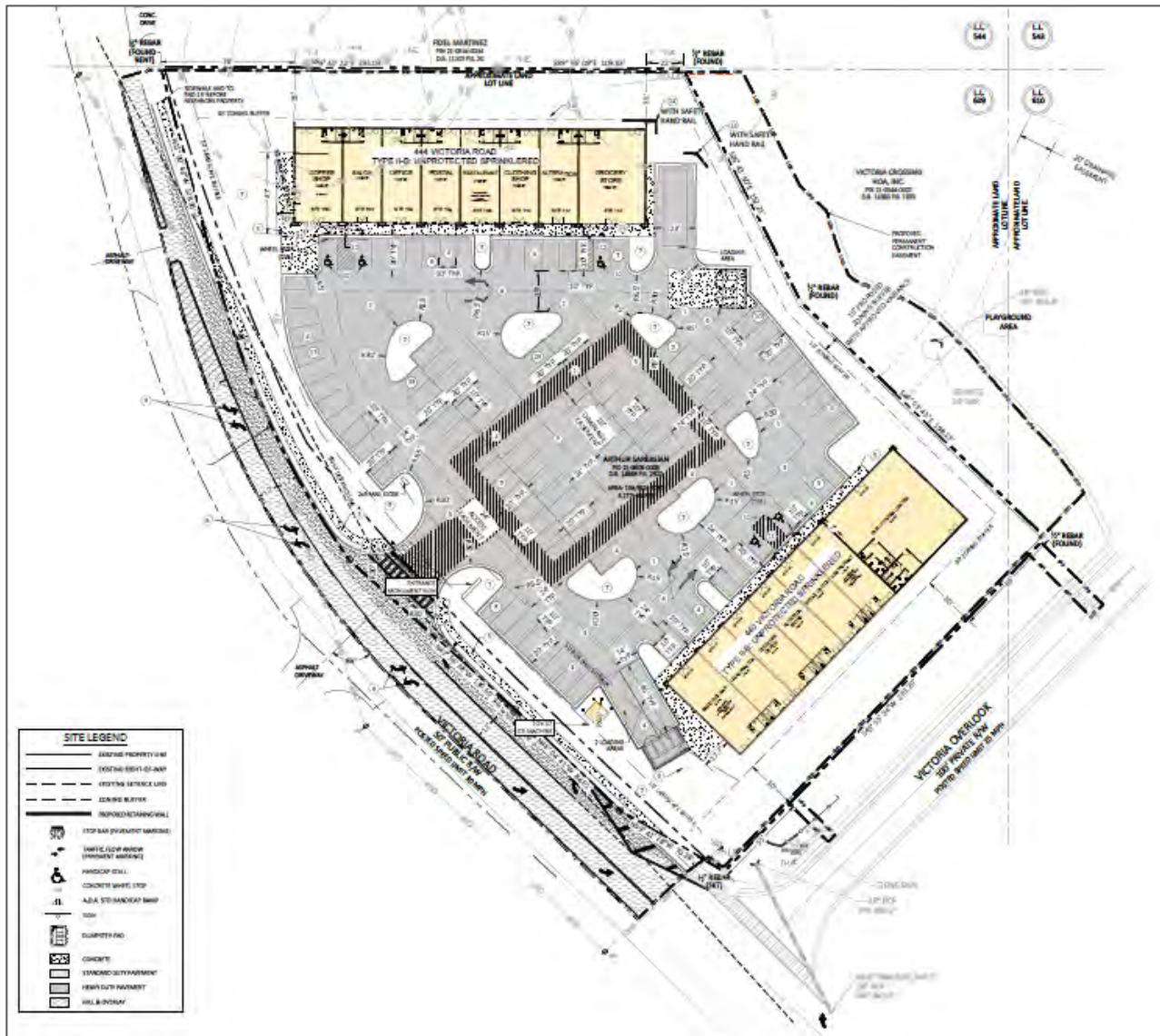
PROJECT PARCEL MAP

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



PROJECT SITE PLAN

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



PROJECT SITE PLAN

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



PROJECT PHOTOS

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



RETAIL RENDERINGS



PRIME RETAIL OPPORTUNITY



The site location and potential new plaza is purposefully designed to capitalize on significant boater traffic, offering convenient access for visitors coming off the lake. With tens of thousands of people visiting the area each summer, and actively looking for food, retail, and essential services, the lake adjacency becomes a powerful driver of demand.

- The proximity to the water is the true competitive advantage.
- **City has approved two (2) restaurant users**
- Prime commercial location in high-growth corridor with increasing demand for additional retail and food services along Lake Allatoona
- Direct benefits from current Bells Ferry Road Widening Project



EXPANSION OPPORTUNITY



Excellent Future Retail
Opportunity with existing NOI
in place



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

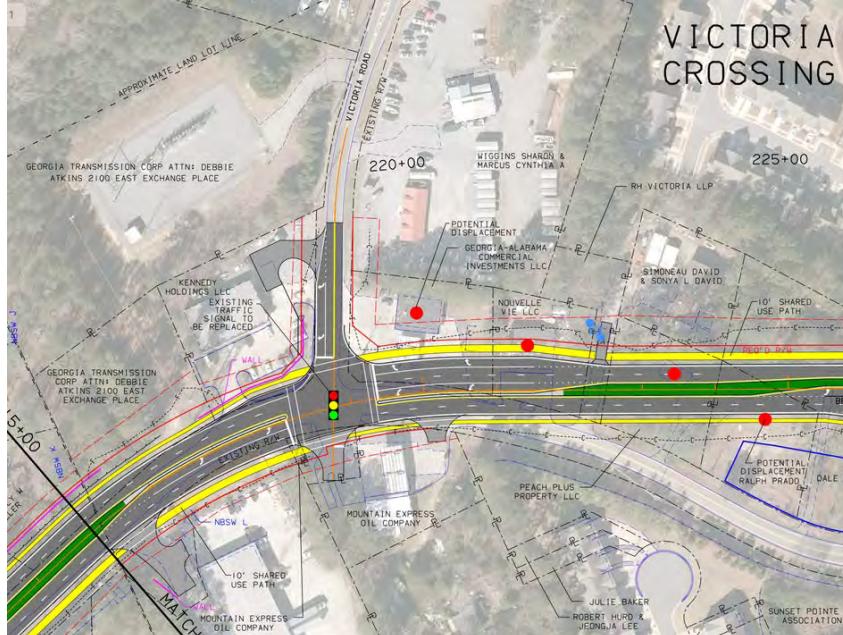
The project confirms the traffic light at the corner of Victoria Road and Bells Ferry Road will remain and be upgraded with new equipment. This ensures easy, controlled turns into and out of the property.

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.

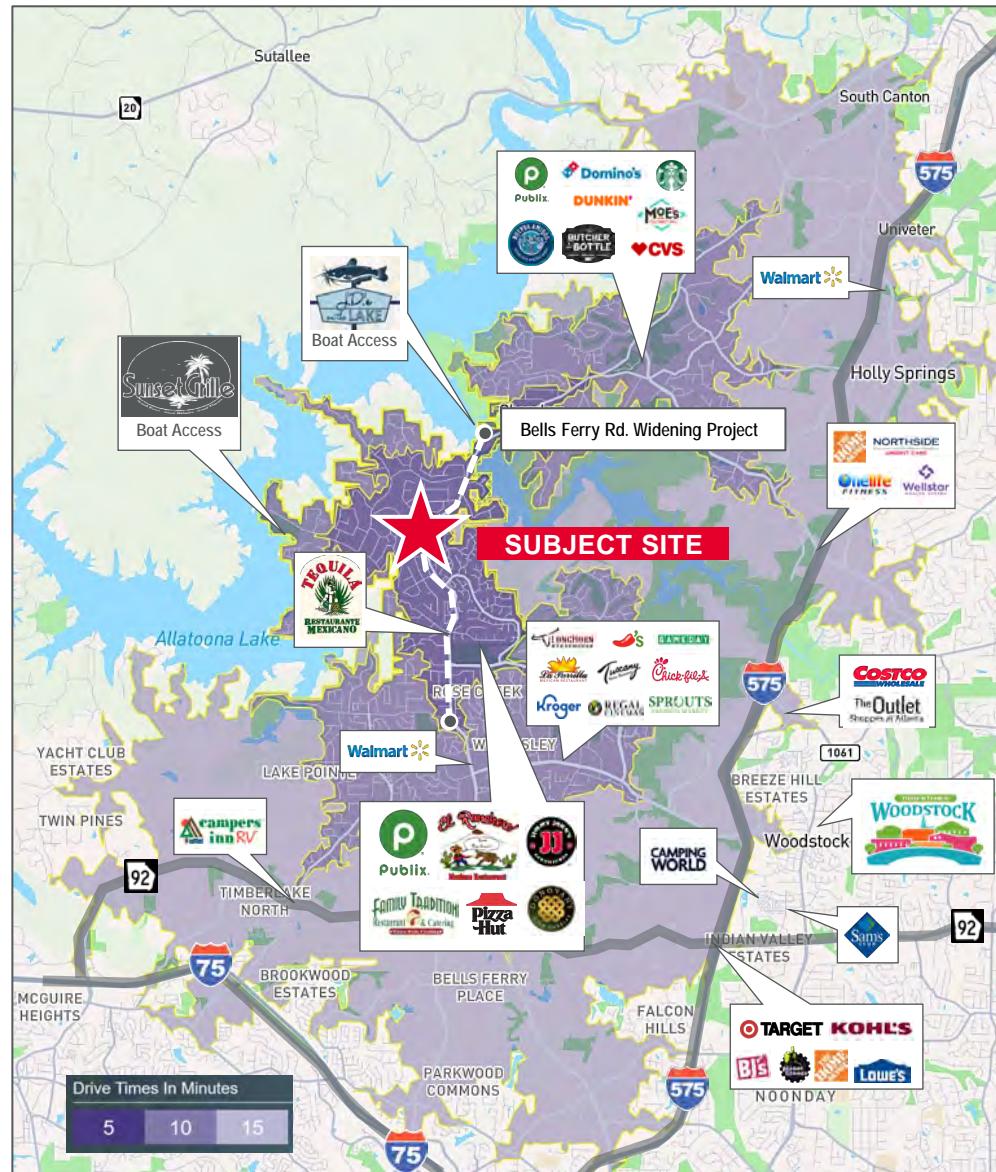


Speed Limit

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

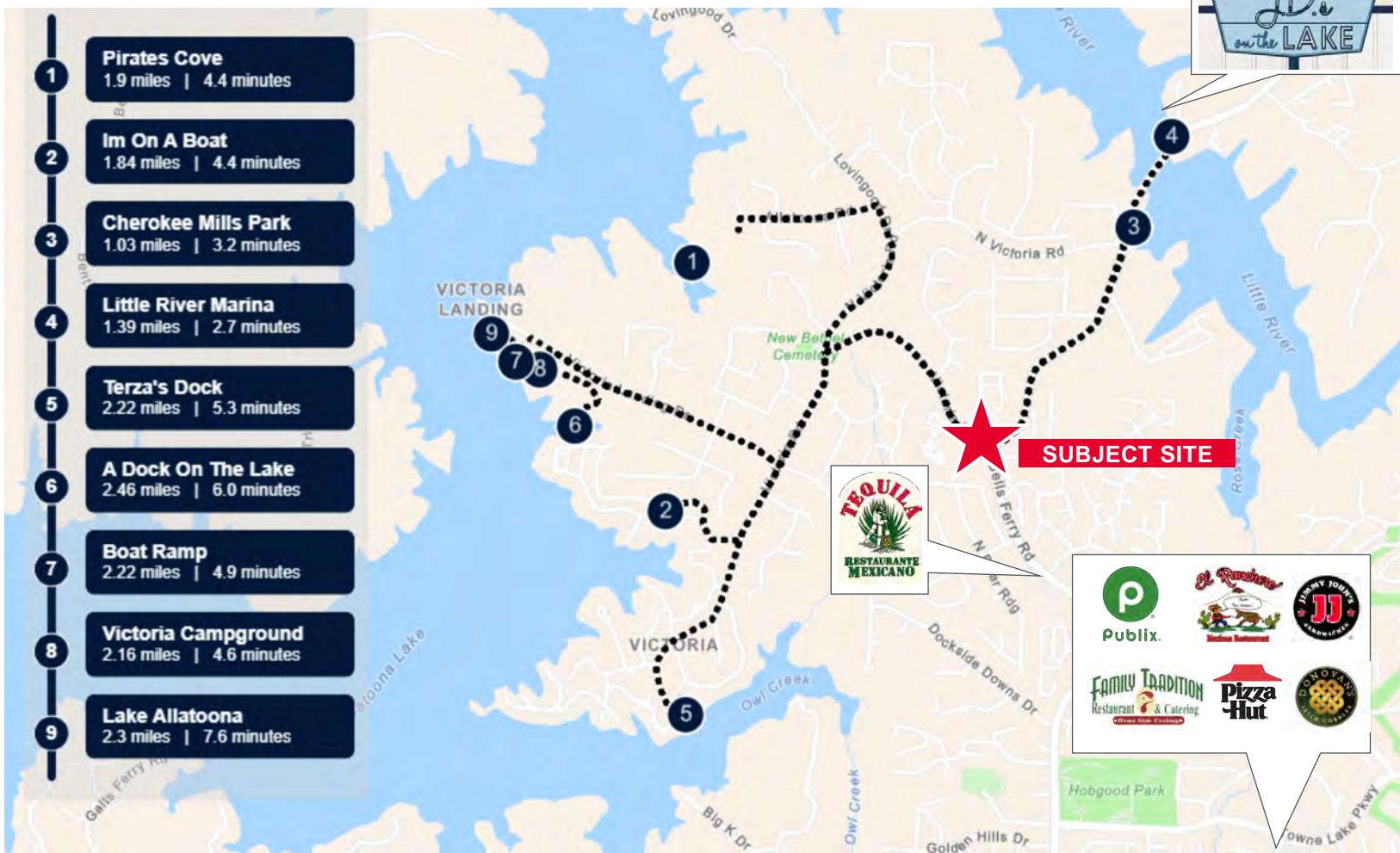
- 8 total marinas
- 5 restaurants
- 3 yacht clubs



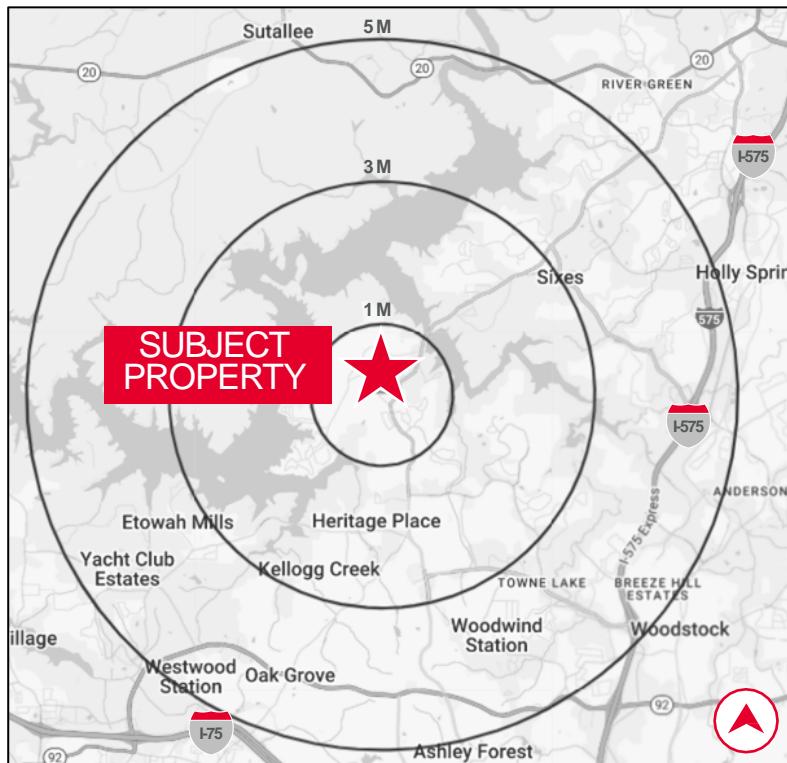
BOAT RAMP ACCESS



- 1 **Pirates Cove**
1.9 miles | 4.4 minutes
- 2 **Im On A Boat**
1.84 miles | 4.4 minutes
- 3 **Cherokee Mills Park**
1.03 miles | 3.2 minutes
- 4 **Little River Marina**
1.39 miles | 2.7 minutes
- 5 **Terza's Dock**
2.22 miles | 5.3 minutes
- 6 **A Dock On The Lake**
2.46 miles | 6.0 minutes
- 7 **Boat Ramp**
2.22 miles | 4.9 minutes
- 8 **Victoria Campground**
2.16 miles | 4.6 minutes
- 9 **Lake Allatoona**
2.3 miles | 7.6 minutes



AREA DEMOGRAPHICS



7.5 MILES TO WOODSTOCK



6-8 MILES TO INTERSTATES



AMPLE ACCESS TO DINING/RETAIL



5,654
POPULATION
Within 1 Mile



\$127,115
AVG. INCOME
Within 1 Mile



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



42.1
AVG. AGE
Within 1 Mile

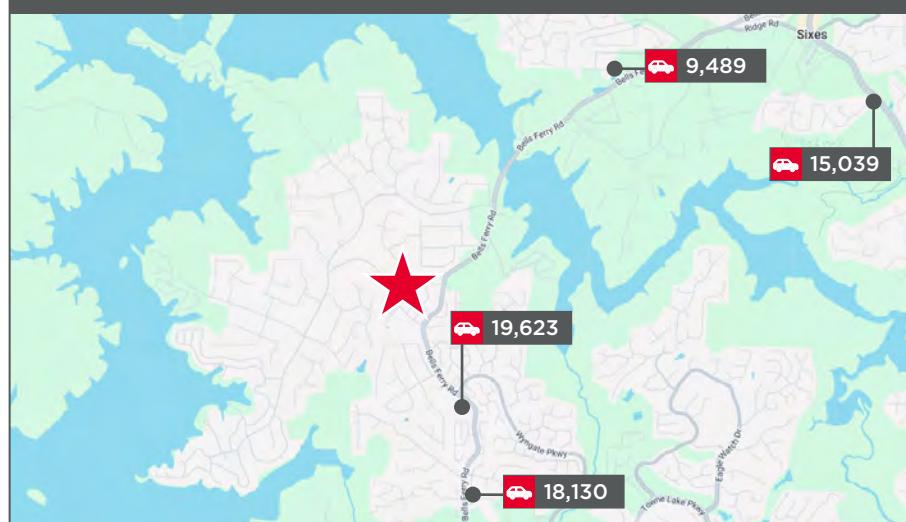
89,676
POPULATION
Within 5 Miles

\$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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