

# 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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**CUSHMAN &  
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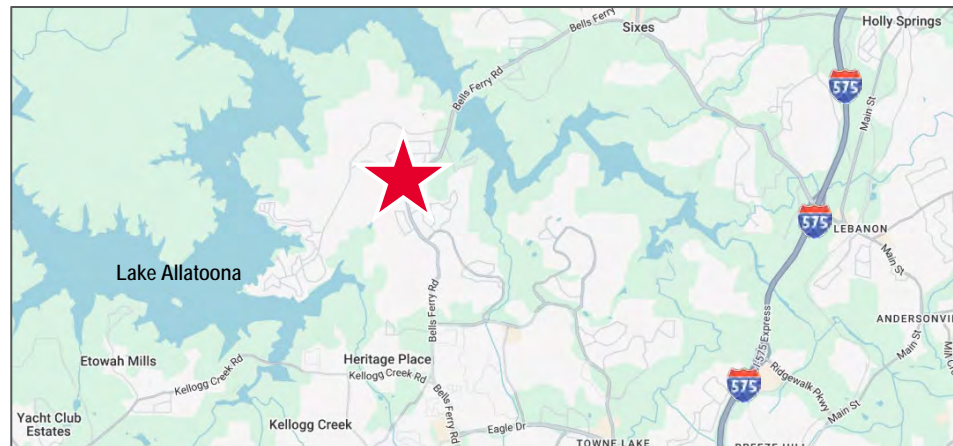




# PROJECT HIGHLIGHTS

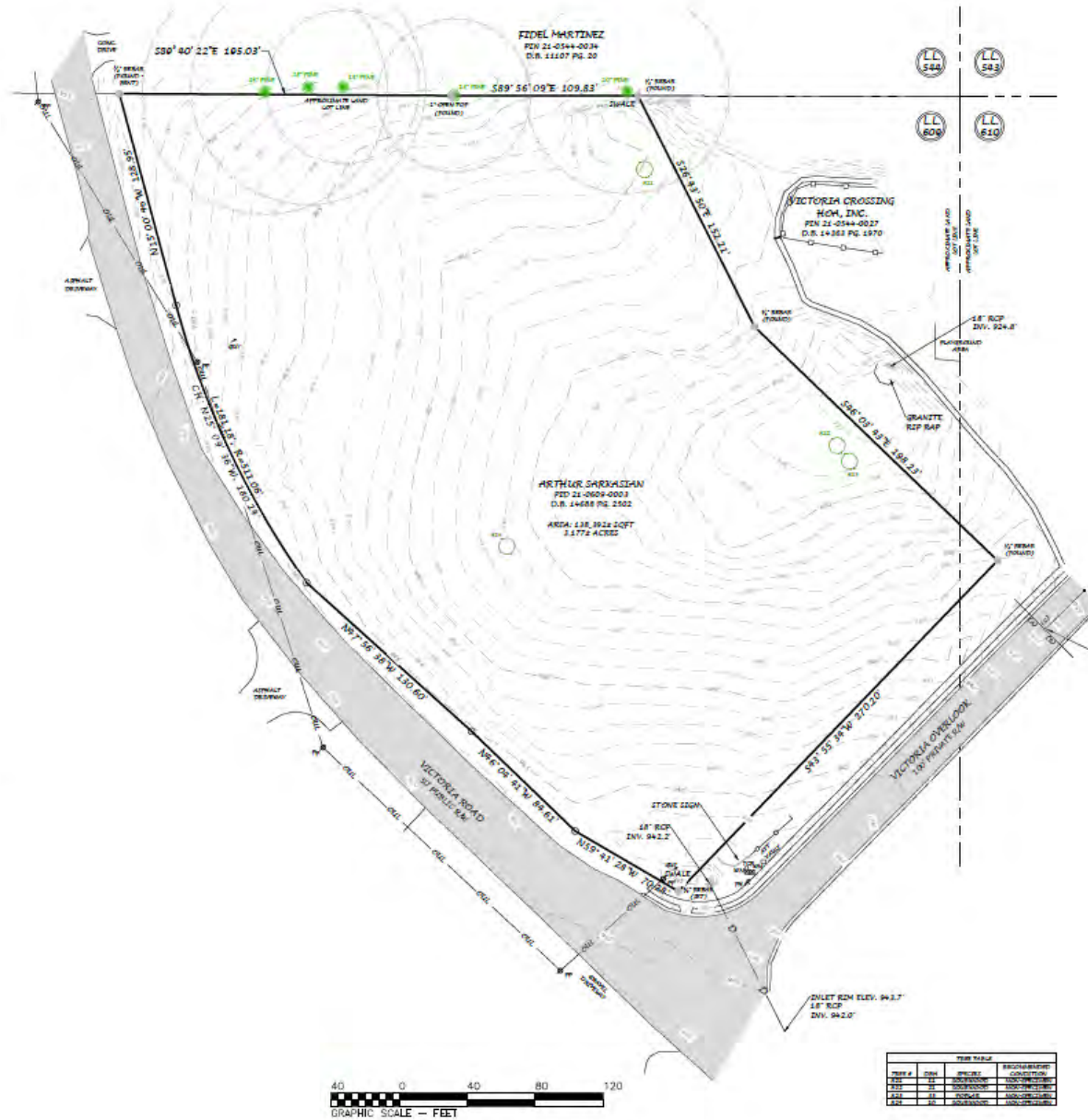
3.18± acres of pad ready, retail zoned land, clear cut, filled, and mass graded, offered with fully stamped, “Approved for Construction” site/civil and building plans (including stormwater/ engineering approvals), enabling an immediate construction path. Water meters are prepaid (up to \$10,000) available 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) <i>City has approved two (2) restaurant users</i>
Parcel #	021N09-00000-581-000-0000
Expansion Opportunity	Adjacent boat storage site available for sale (See Page 11)
Sale Price	<b>\$3,500,000</b>



# PROJECT TOPO PLAN

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



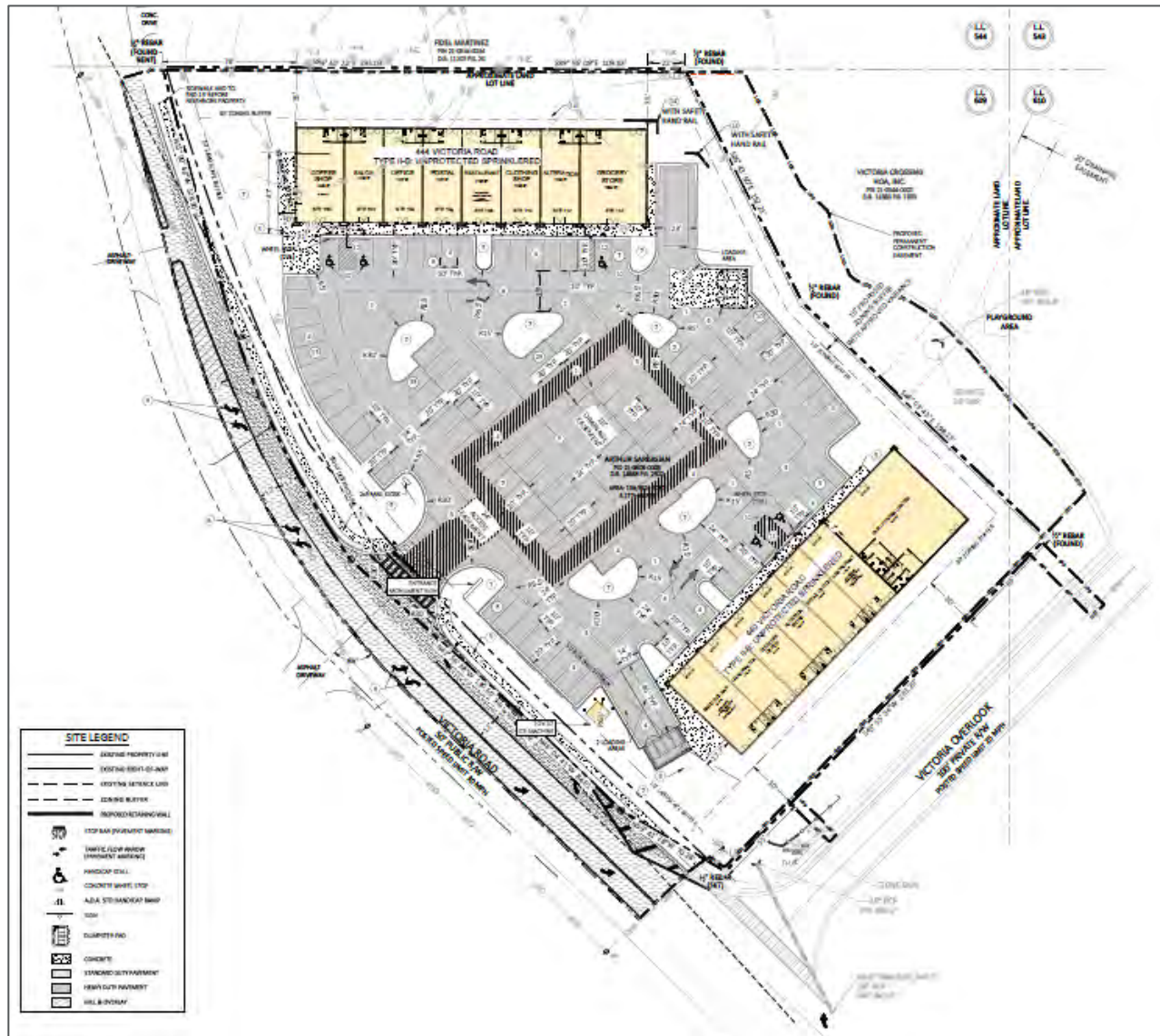
# PROJECT PARCEL MAP

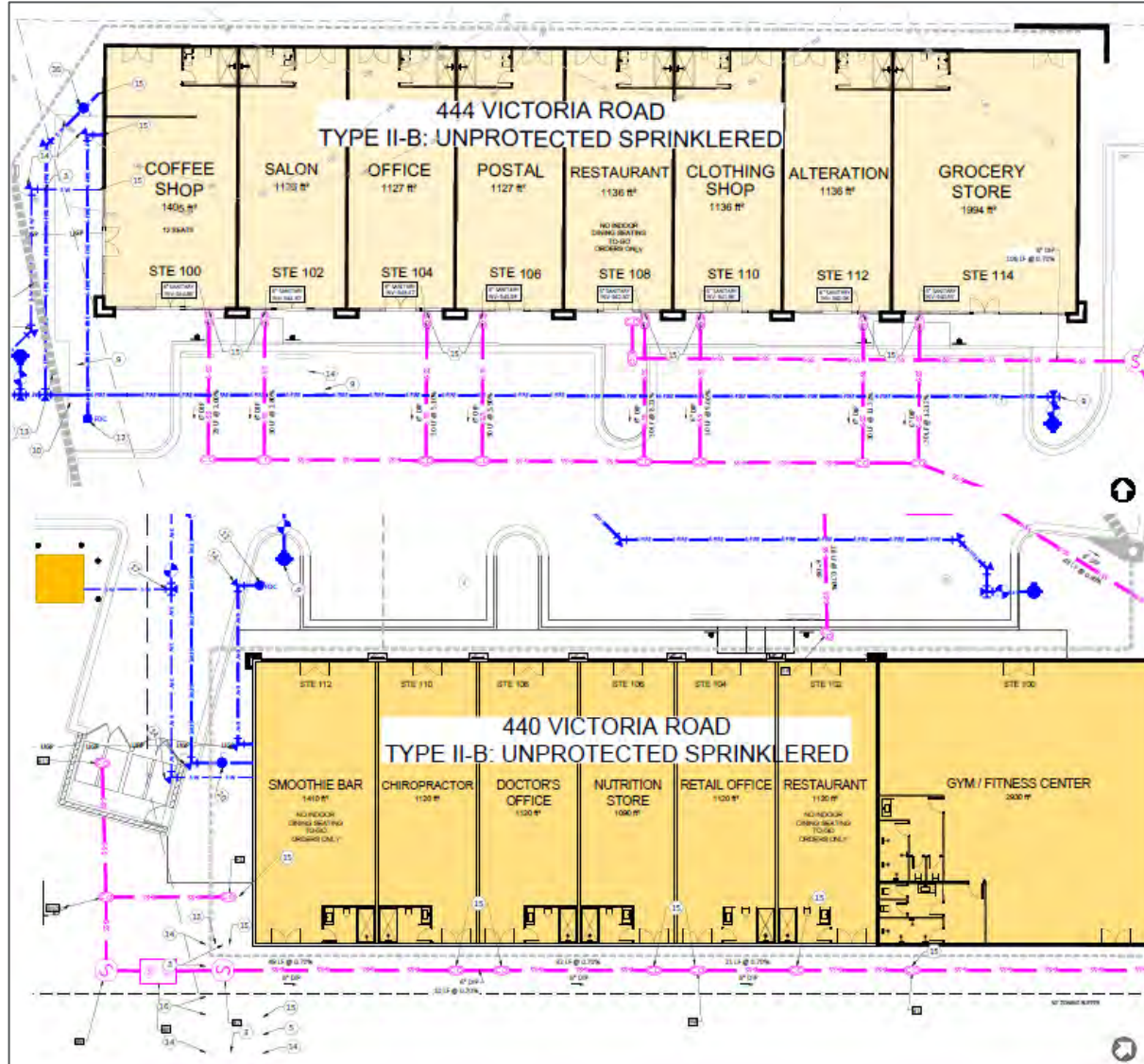
FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA





**FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA**







# PROJECT PHOTOS

FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA



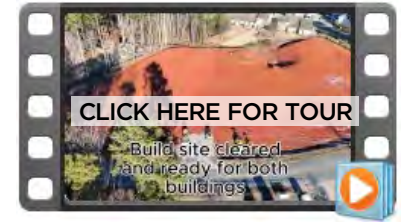


# RETAIL RENDERINGS





# 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



6.11 ± ACRE SITE TOTAL AVAILABLE FOR SALE



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)**



FOR SALE | 440 VICTORIA ROAD, WOODSTOCK, GA

# 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**

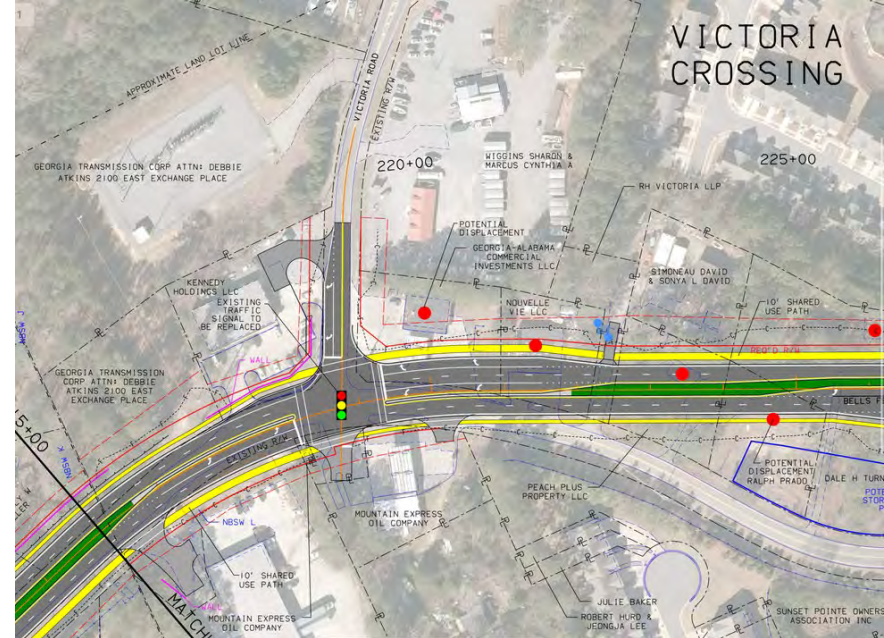
The project confirms the traffic light at the corner of Victoria Road and Bells Ferry Road will remain and be upgraded with new equipment. This ensures easy, controlled turns into and out of the property.

### **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.

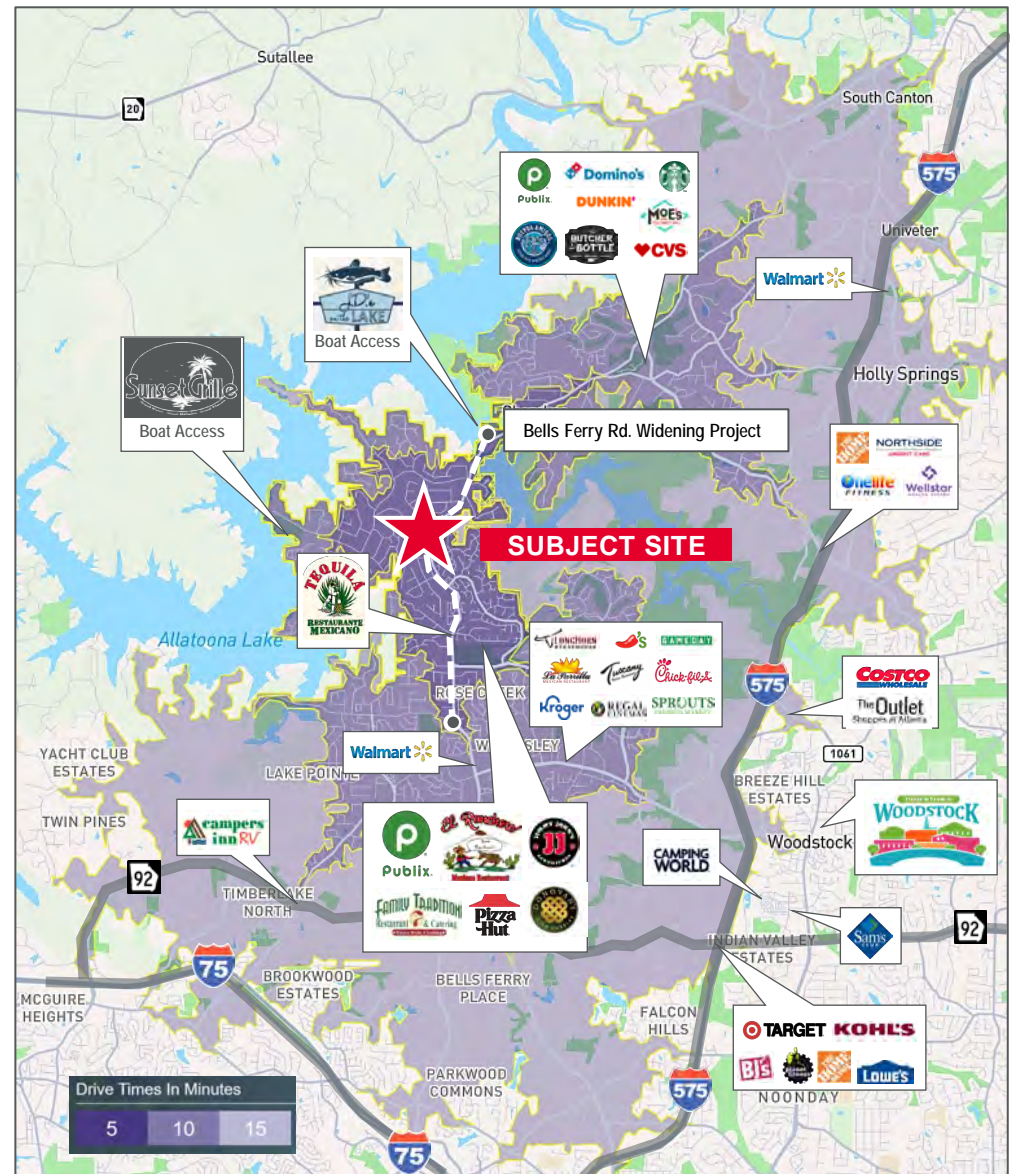


Sample Rendering



# 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

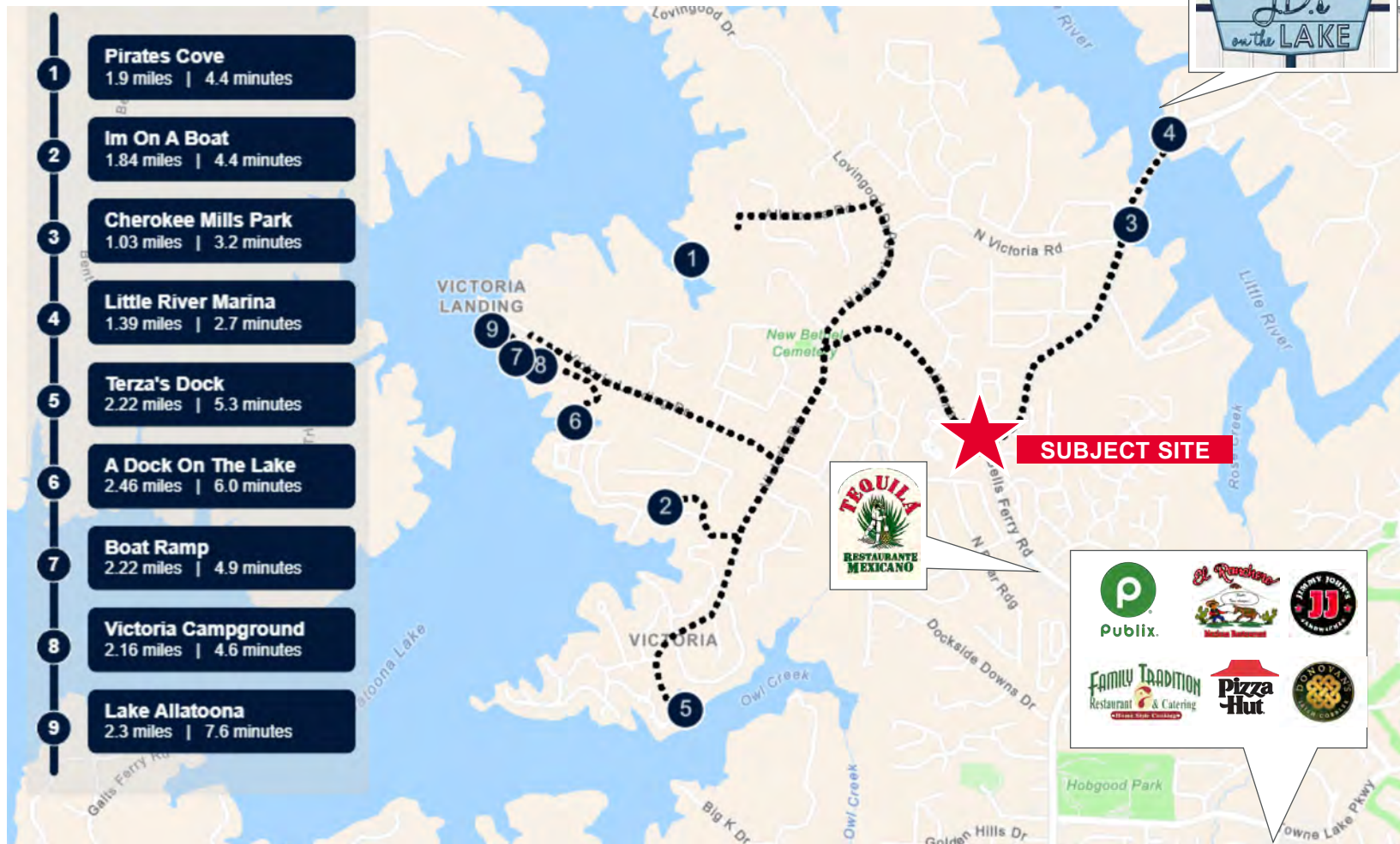
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### Lake Amenities/Services

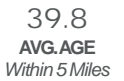
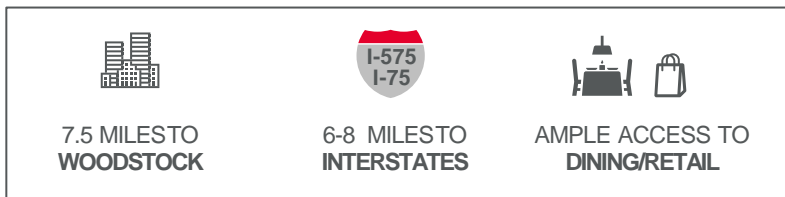
- 8 total marinas
- 5 restaurants
- 3 yacht clubs







# AREA DEMOGRAPHICS







# CONTACT INFORMATION



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