



Village Shoppes of East Cherokee

6234 Holly Springs Parkway - Holly Springs, GA 30188

Property Highlights:

- Anchored by High Volume Recently Remodeled Publix and Dollar Tree
- Retail Community Shopping Center
- Excellent visibility from Holly Springs Parkway/East Cherokee Dr.
- Easily Accessible- Traffic light located on Holly Springs Parkway
- High Demographics - \$120,000 Average Household Income
- 7,172 New Homes or Under Construction within 5 miles

DEMOGRAPHICS

Annual Population Growth 2021-2026	2 Mile	5 Miles	10 Miles
Annual Household Growth 2021-2026	9.32%	9.46%	7.40%
Average Household Income	\$87,388	\$110,115	\$113,967
Median Household Income	\$74,365	\$91,653	\$91,737

Village of East Cherokee is located on Main St., just North of Downtown Woodstock. Approximately 7,172 homes have been recently completed or are currently under construction surrounding the center within a 5-mile radius. Roughly 1,451 of these homes are clearly within our neighborhood and occupants will shop predominantly in our immediate area. There is only one other major traditional grocery-anchored center within this same radius! Not only is there significant housing growth, but also the current demographics and density are affluent with an average household income approaching \$120K in a 5-10mile radius. The local population doubled from 2010-2016. with the largest growth of 9.21% occurring within a 2-mile radius of the center. We are at the heart of growth.

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SITE PLAN:



Suite	Building	SF Available	Price Per Square Foot
B1	6240	2,000	\$18.50 NNN
B2	6240	1,000	\$18.50 NNN
B3	6240	1,200	\$18.50 NNN
B5	6240	1,500	\$18.50 NNN
D5	6234	2,000	\$18.50 NNN
D13	6234	2,491	\$18.50 NNN
A OUTPARCEL	6244	1,531	\$22.00 NNN

*** Prices subject to change without notice.

CAM is estimated at \$ 3.89

CURRENT TENANTS:

Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
A1	Susto's Taco Bar		C2	Dollar Tree		D10	Subway	
A2A	Vinyl Creations		C3	Dance & Music Academy		D11	Elegant Nails	
A2B	Image Maids		C4	Pilates		D12	The Original Hot Dog Factory	
A3	Hana Steakhouse		C5	PUBLIX		D13	Available in Building 6234	2,491
B1	Available in Building 6240	2,000	D1	One More Row		D15	Pacific Spice	
B2	Available in Building 6240	1,000	D2	Marco's Pizza		D16	Pride Cleaners	
B3	Available in Building 6240	1,200	D3	Farmers Insurance		OUTPARCEL SPACES		
B4	It's Me Time		D4	Taste of Italy		A	Available in Building 6244	1,531
B5	Available in Building 6240	1,500	D5	Available in Building 6234	2,000	B	Liberty Tax	
B6	Dance & Music Academy		D6	E's Barber Shop		C	Huntington Learning Center	
B7	The One Taekwondo		D7	Sport Medicine		D	Xpress Vets	
B8	The One Taekwondo		D8	Sport Medicine				
C1	Dollar Tree		D9	Pack & Ship				



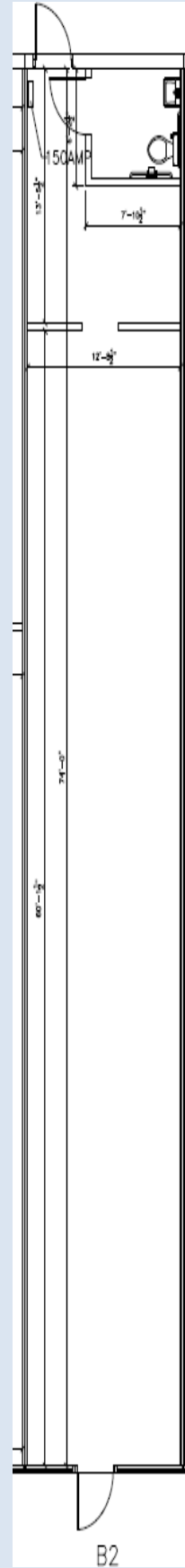
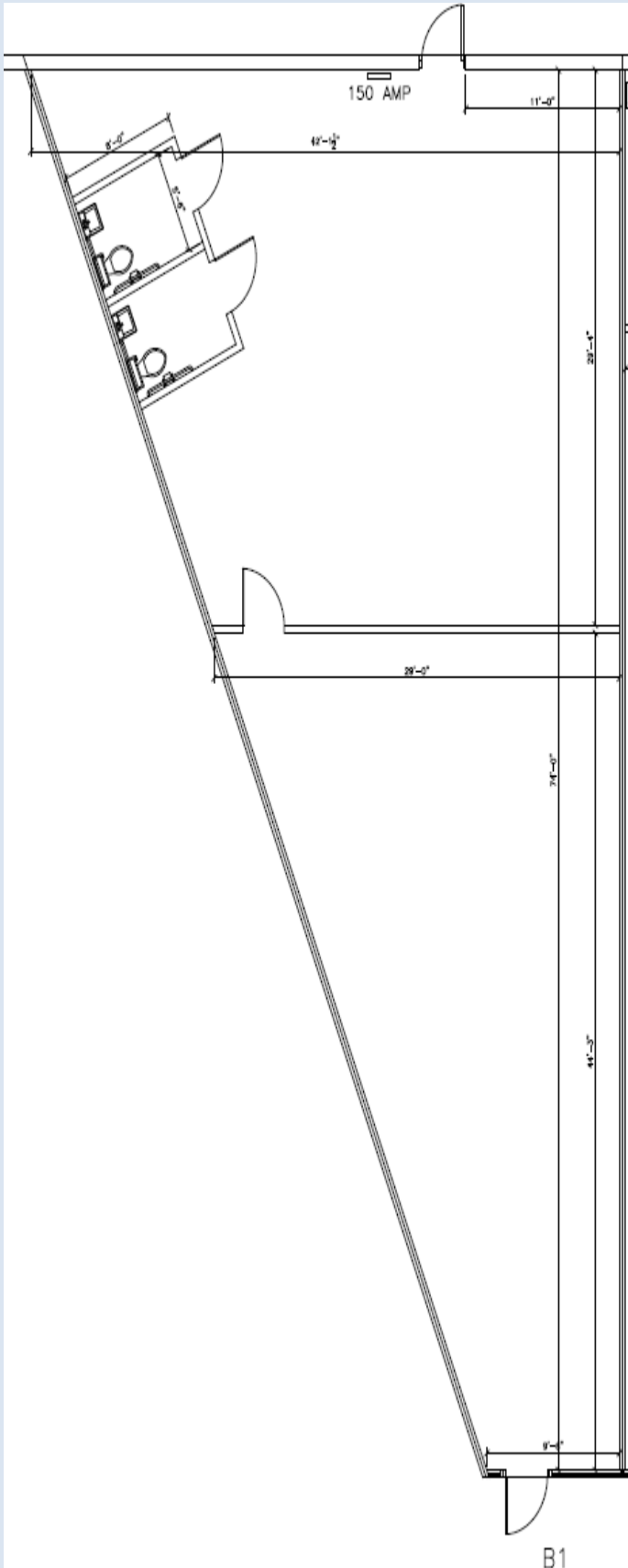
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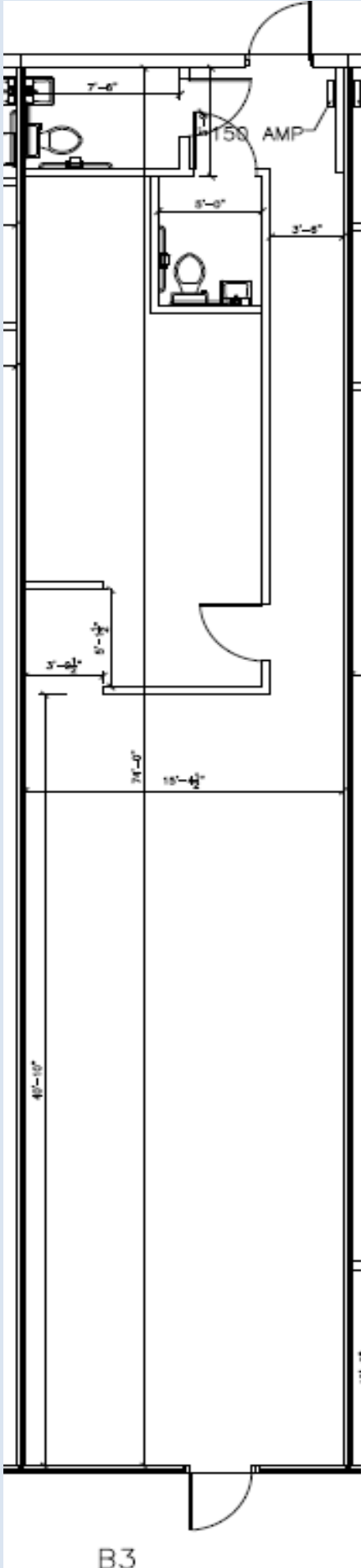
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Suite B1 & B2

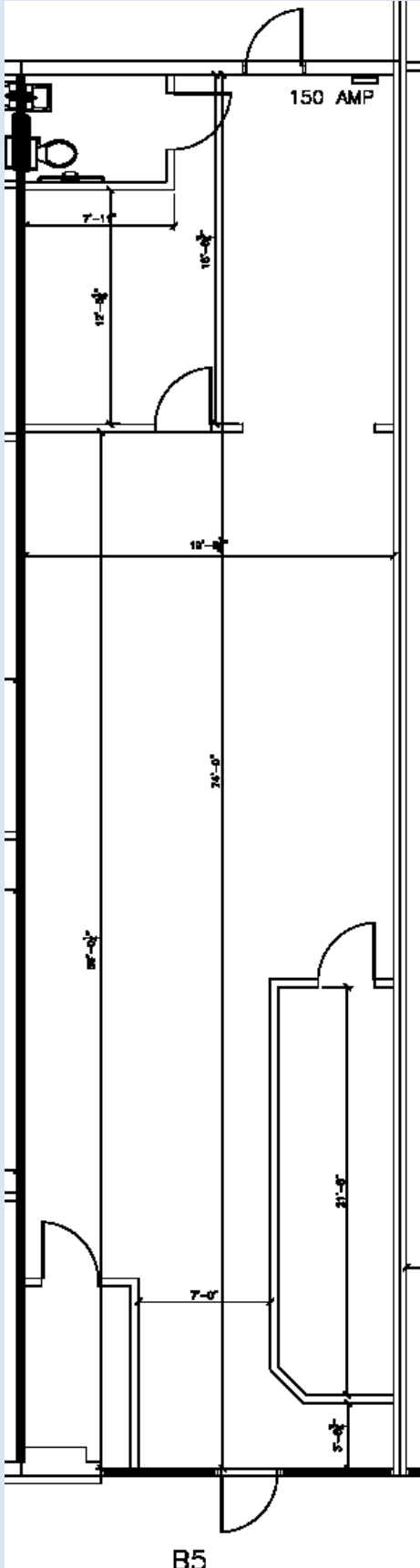


Suite B3 Video Coming soon

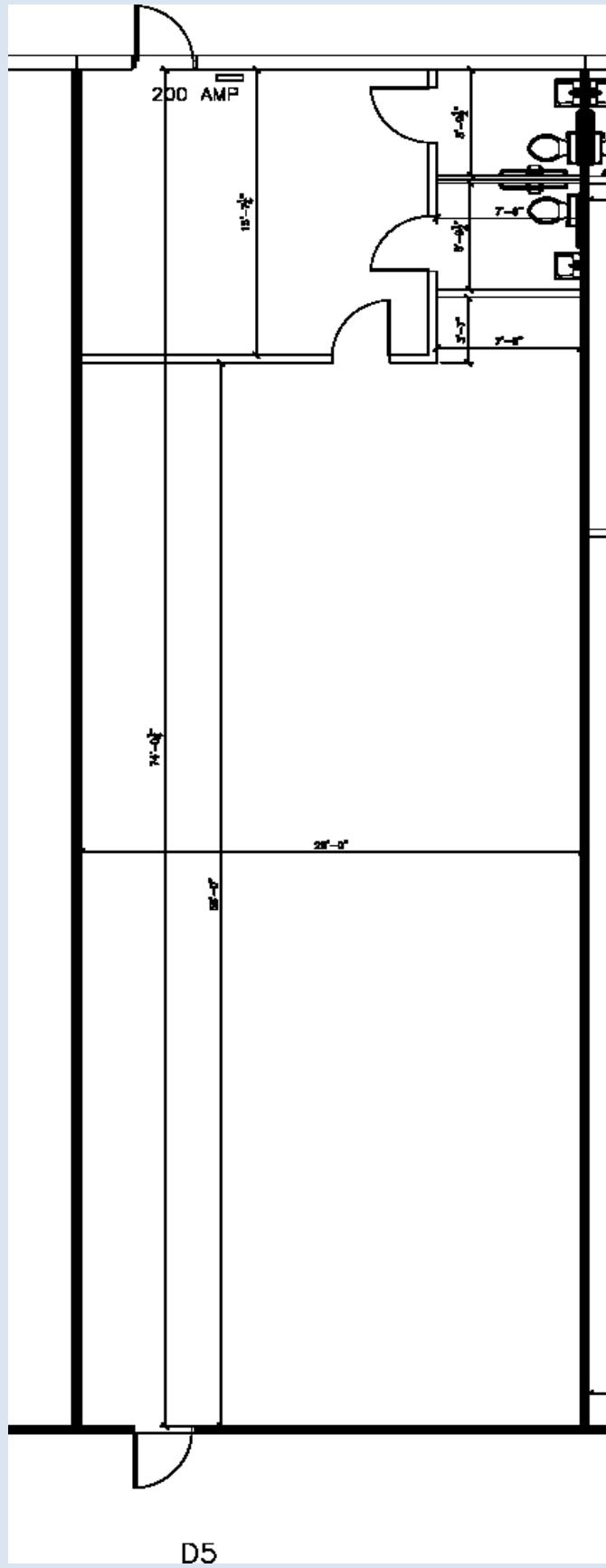


Suite B5

[Suite B5 / Village of East Cherokee - Holly Springs, GA](#) See [Hyperlink to Suite Map](#)

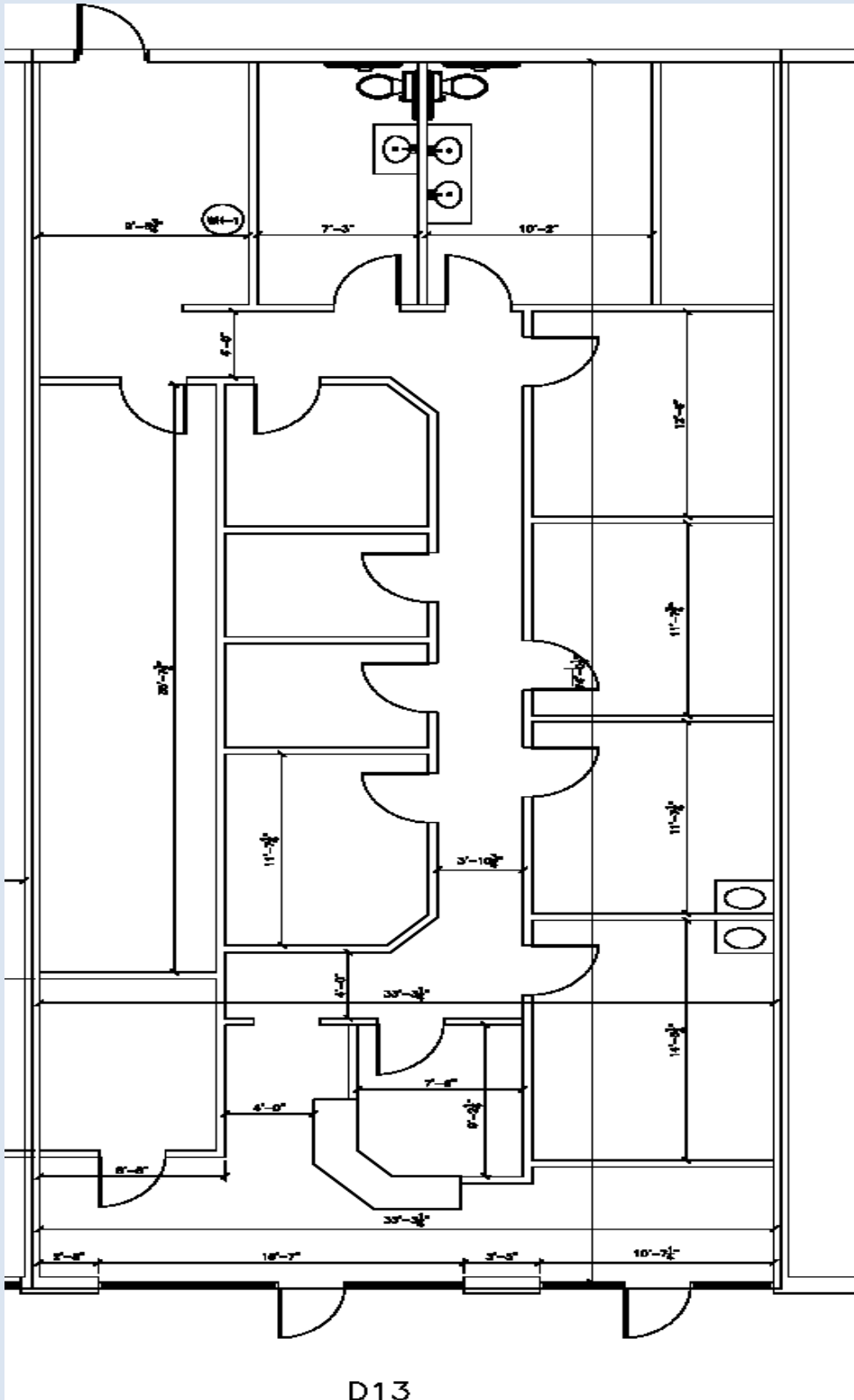


D-5 [Suite D5 / Village of East Cherokee, Holly Springs, GA](#) See [Hyperlink to Suite Map](#)



Suite D-13

Suite D13 / Village of East Cherokee - Holly Springs, GA [See Hyperlink to Suite Map](#)





Suite A

[Suite A \(Outparcel\) Village of East Cherokee - Holly Springs, GA](#) See [Hyperlink to Suite Map](#)

