

OFFICE FOR SALE & LEASE



7840 Roswell Road, Unit 475, Dunwoody, GA 30350



PROPERTY DESCRIPTION

Excellent investment opportunity in North Sandy Springs.

PROPERTY HIGHLIGHTS

- 17 Reserved parking spaces.
- Surrounded by affluent neighborhoods such as Dunwoody, Roswell & Sandy Springs.
- 24/7 Access control.
- Nearby several restaurants and retail centers, golfing and parks.
- Tall ceilings and open floor plan.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	Negotiable
Available SF:	Fully Leased
Building Size:	6,895 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,371	34,911	84,130
Total Population	12,481	79,004	199,418
Average HH Income	\$68,056	\$99,061	\$107,323

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROCKY KAUFMANN

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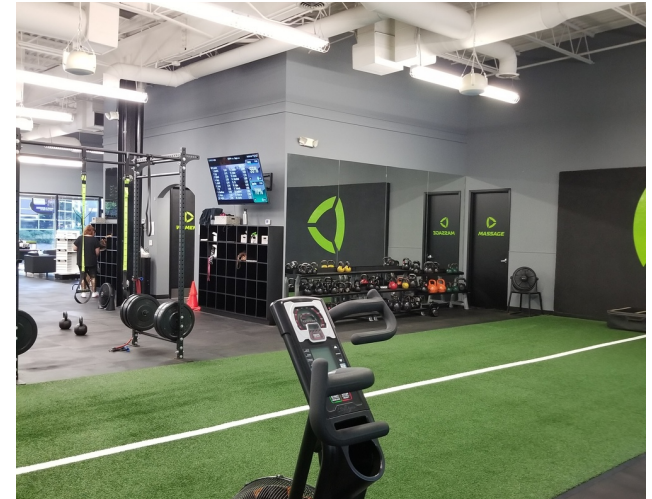
KW COMMERCIAL
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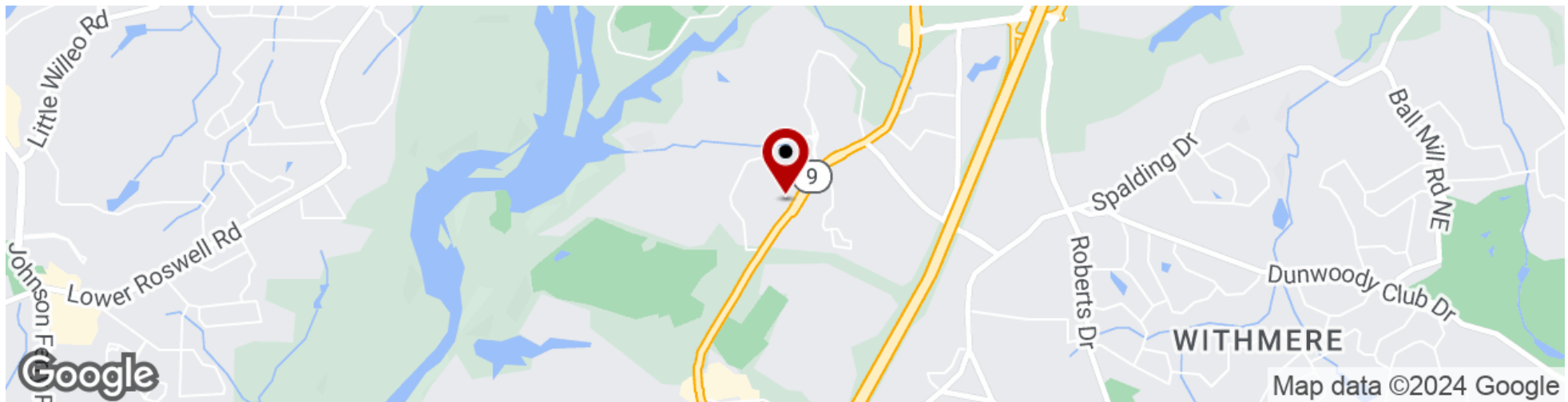
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LOCATION MAPS

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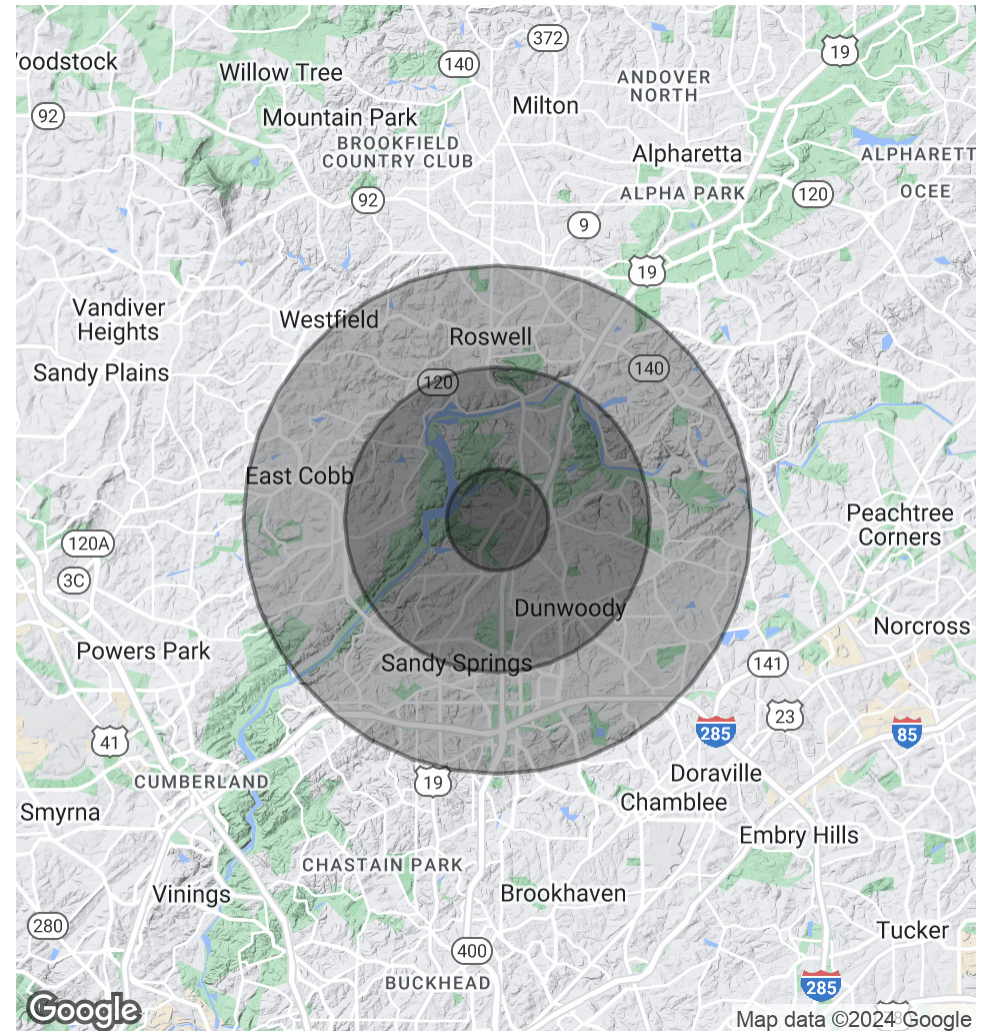


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,481	79,004	199,418
Average Age	31.5	36.3	37.7
Average Age (Male)	32.4	36.1	37.0
Average Age (Female)	30.2	36.5	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,371	34,911	84,130
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$68,056	\$99,061	\$107,323
Average House Value	\$389,930	\$400,076	\$399,446

* Demographic data derived from 2020 ACS - US Census



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RETAILERS

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