

DAYCARE FACILITY IN ROSWELL, GA | ± 4,655 SF

FOR LEASE

1200 Gran Crique Parkway, Roswell, GA 30076



PROPERTY OVERVIEW

Daycare in Roswell, Georgia (Atlanta MSA) is available for immediate lease. The ±4,655 SF building sits on a ±0.79 acre site near where Gran Crique Pkwy (AKA Chads Ford Way) meets Old Holcomb Bridge Rd. Currently licensed for 63 children, but that will increase to 108 children once playground repairs and room rearrangement, currently underway, are completed.

Nestled amidst residential communities between Georgia 400 and Holcomb Bridge Rd, the population within a mile radius is 15,692 with children up to 4 years old comprising 6.53% of the population. Access to Georgia 400 is less than a mile away. Downtown Roswell is 2.7 miles west of the property, Alpharetta is 5.7 miles north of it and downtown Atlanta is 22.4 miles south of it.

This daycare is available for lease for \$8,000 per month NNN. Tenant will be able to take over the daycare under the current license while applying for their own license. A \$25,000 security deposit will be required.

OFFERING SUMMARY

Property Address:	1200 Gran Crique Pkwy, Roswell, GA 30076
County:	Fulton
Building Size:	±4,655 SF
Site Size:	±0.79 Acres
Year Built/Renovated	1974/2024
Occupancy Allowance:	108
Ingress/Egress Points:	2
Parking Spaces:	15



\$8,000/MONTH
LEASE RATE

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



JARED DALEY
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
404-876-1640 x176
Angie@BullRealty.com

BULL REALTY, INC.
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Suite 600
Atlanta, GA 30308
BullRealty.com

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	13,432	62,968	121,859
Households	5,433	26,967	47,357
Avg. Household Income	\$117,024	\$171,697	\$205,400

Source: 2023 ESRI

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PARCEL MAP



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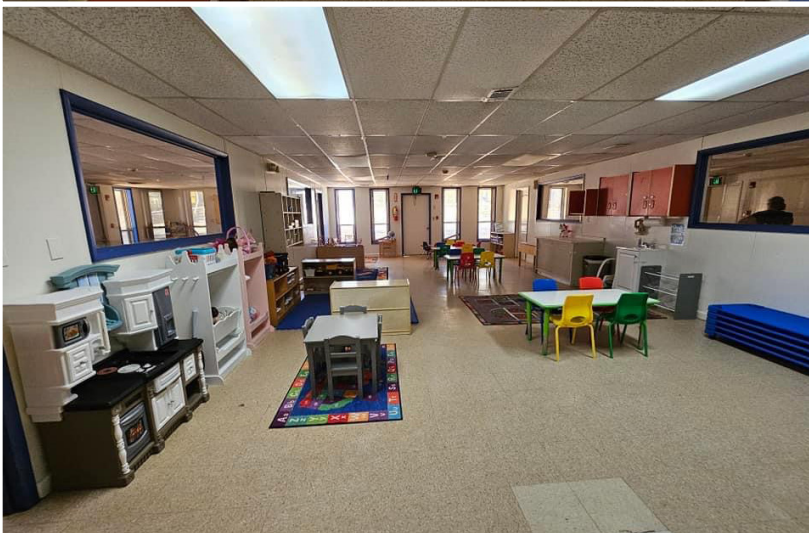
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