

## OFFICE FOR LEASE

# 11080 OLD ROSWELL ROAD

11080 Old Roswell Road, Roswell, GA 30076



PRICE PER UNIT:	-
AVAILABLE SF:	
LEASE RATE:	\$10.00 SF/Yr (Gross)
LOT SIZE:	1.38 Acres
BUILDING SIZE:	22,000 SF
BUILDING CLASS:	B
RENOVATED:	2016
ZONING:	Flex Industrial
MARKET:	North Fulton
SUB MARKET:	Roswell/Alpharetta
CROSS STREETS:	Old Roswell/Old Ellis

### PROPERTY OVERVIEW

Great Office Space located near Sanctuary, Top Golf, Main Event, and a host of amenities

Looking for Long Term tenant who wants to be convenient to everything at an affordable price

Our rates are very competitive

### PROPERTY FEATURES

- Great Call Center Location with Managers Offices
- Zoned Flex Industrial
- Ideal for Rep Firm, Start up, or Professional Office
- View Overlooking the Woods
- Walk to Verizon Ampitheater

**KW COMMERCIAL**  
695 Mansell Road  
Roswell, GA 30076

**MARK ELLSWORTH**  
Commercial Broker  
O: 404.449.6275  
mark.ellsworth@kw.com  
GA #369107

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Each Office Independently Owned and Operated

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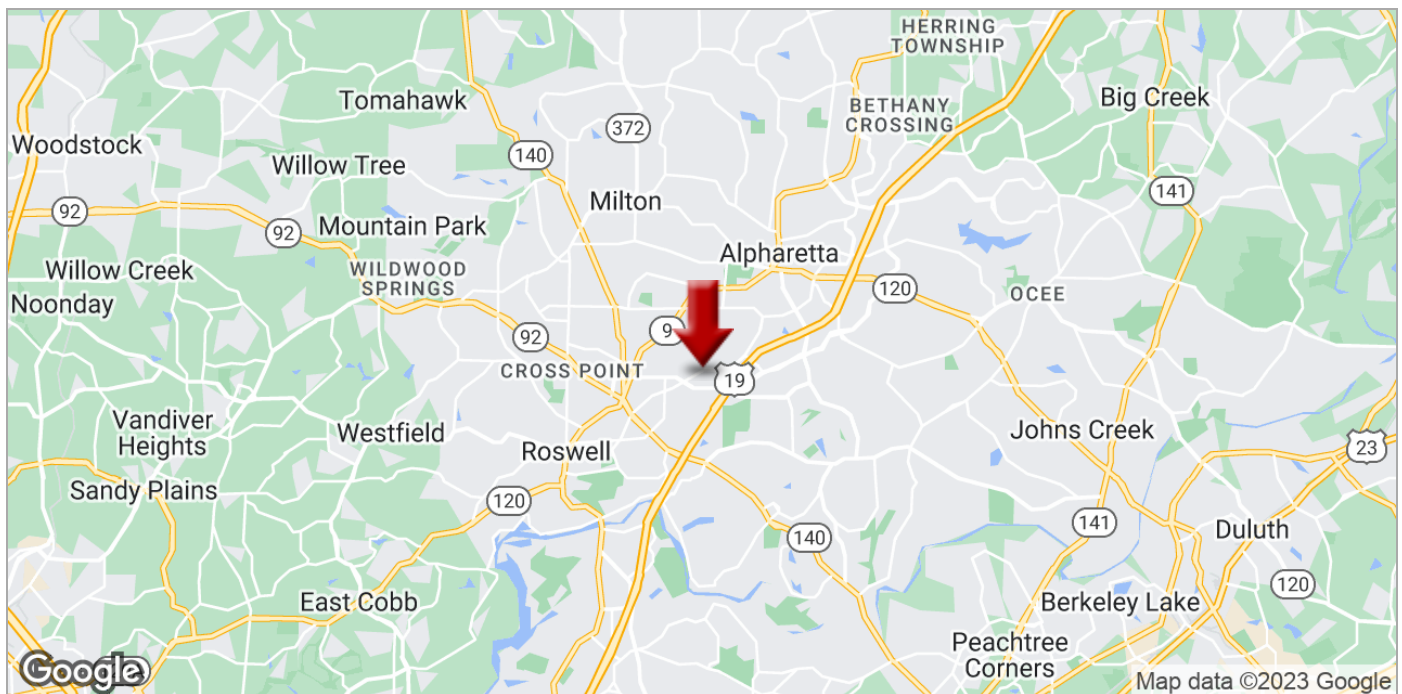
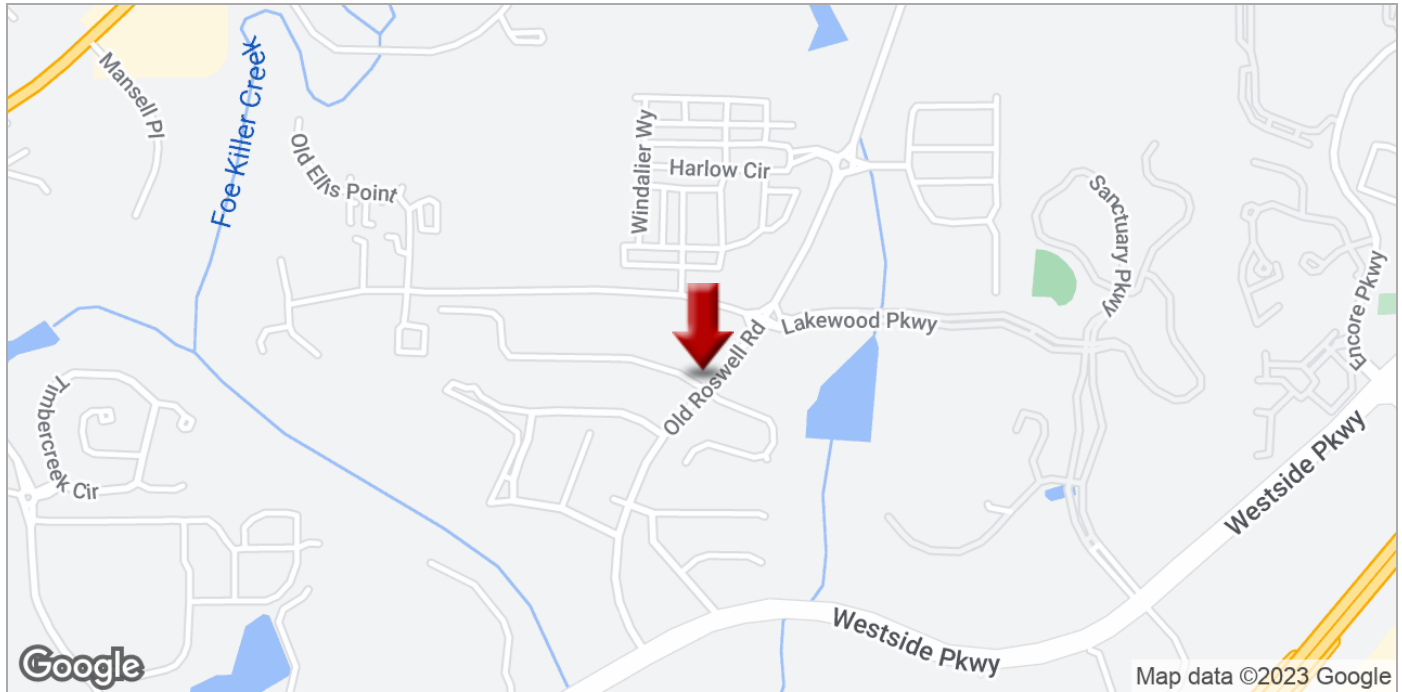
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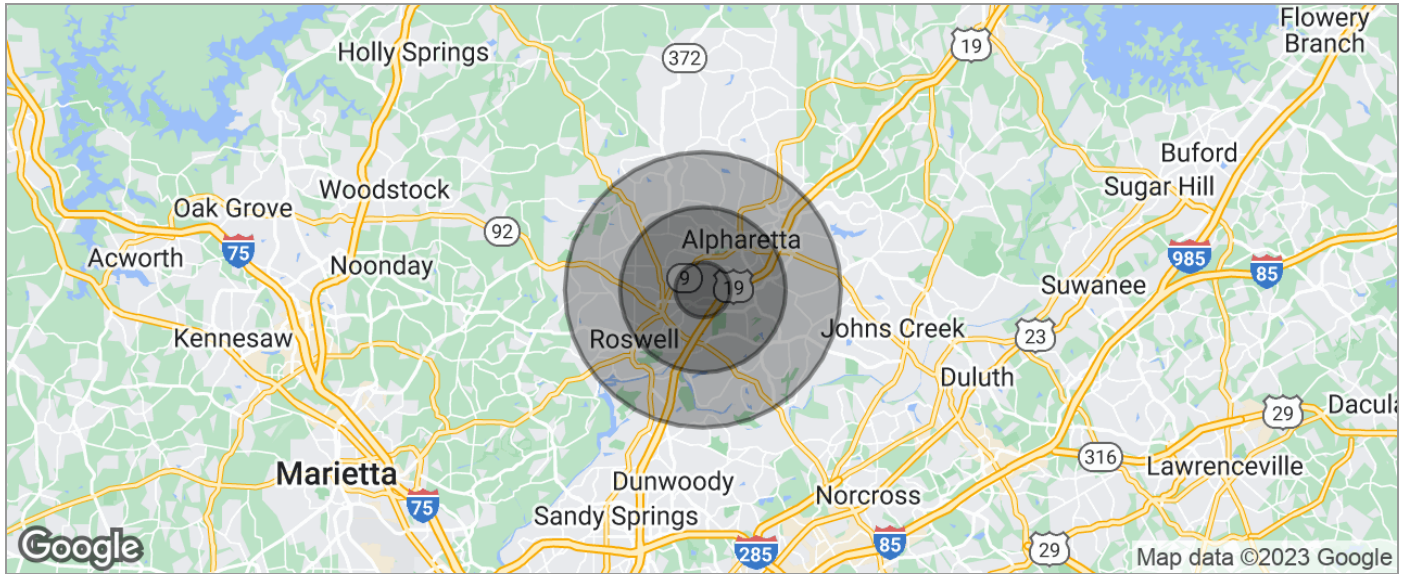
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,920	60,741	161,258
MEDIAN AGE	31.4	34.9	36.4
MEDIAN AGE (MALE)	30.6	33.4	35.2
MEDIAN AGE (FEMALE)	31.9	35.8	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,983	23,436	62,628
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$62,509	\$85,689	\$101,950
AVERAGE HOUSE VALUE	\$211,004	\$294,775	\$339,062
RACE	1 MILE	3 MILES	5 MILES
% WHITE	66.8%	73.0%	73.8%
% BLACK	16.4%	12.6%	13.3%
% ASIAN	6.9%	5.5%	6.6%
% HAWAIIAN	0.0%	0.4%	0.2%
% INDIAN	0.0%	0.1%	0.0%
% OTHER	8.3%	6.8%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	32.6%	22.2%	13.2%

\* Demographic data derived from 2020 ACS - US Census

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