

BUILDING FOR LEASE

13,000+/- FREE STANDING BUILDING

11033 Alpharetta Highway, Roswell, GA 30076



LEASE RATE:	\$16.00 SF/Yr (NNN)
LOT SIZE:	0.83 Acres
BUILDING SIZE:	13,000 SF
YEAR BUILT:	1959
ZONING:	C3

PROPERTY FEATURES

- Free-standing building available for Lease Only
- ± 10,000 SF at street-level plus ± 3,000 SF lower level
- Ready for tenant finishes
- One (1) dock door to the front left of the building
- Large rear lot could be graded for additional parking
- Tremendous exposure to Highway 9 and Sun Valley Road
- Approximately 33,000 V. P. D. traffic count
- Location midway between downtown Roswell and Alpharetta
- Short distance (3 miles) to GA 400 and Northpoint Mall

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
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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.

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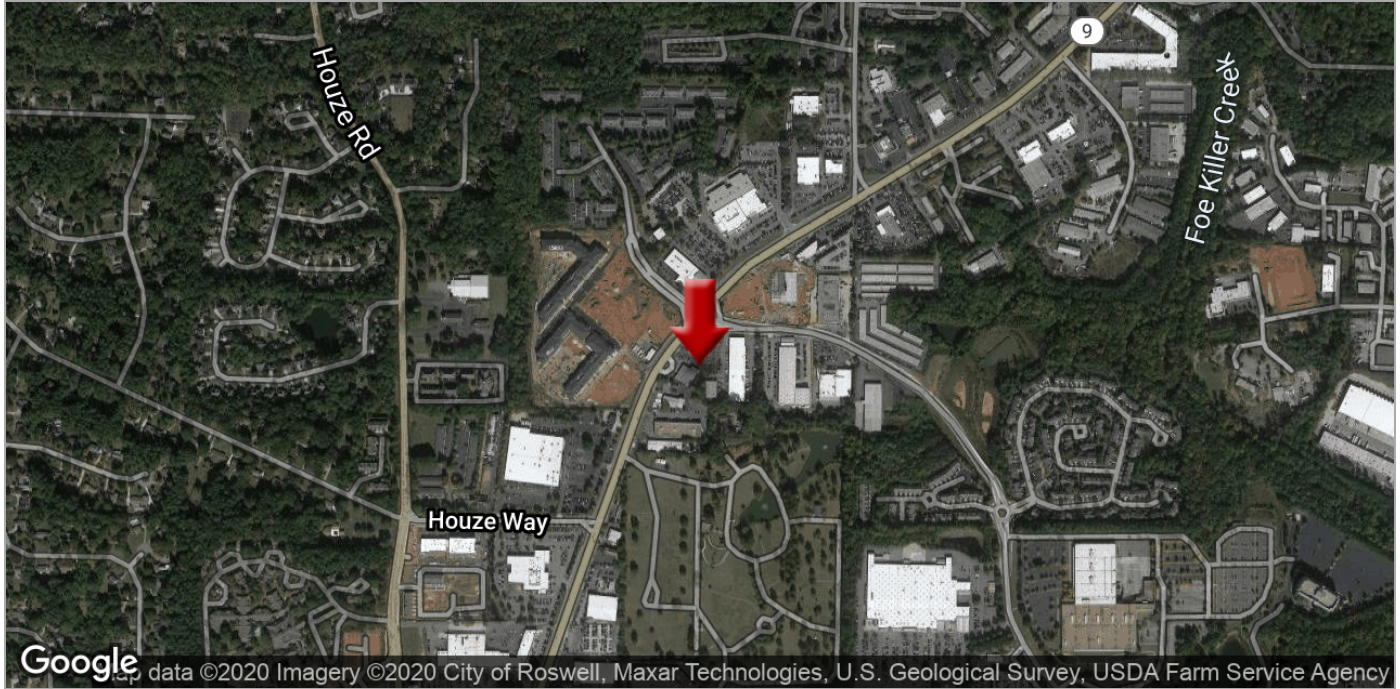
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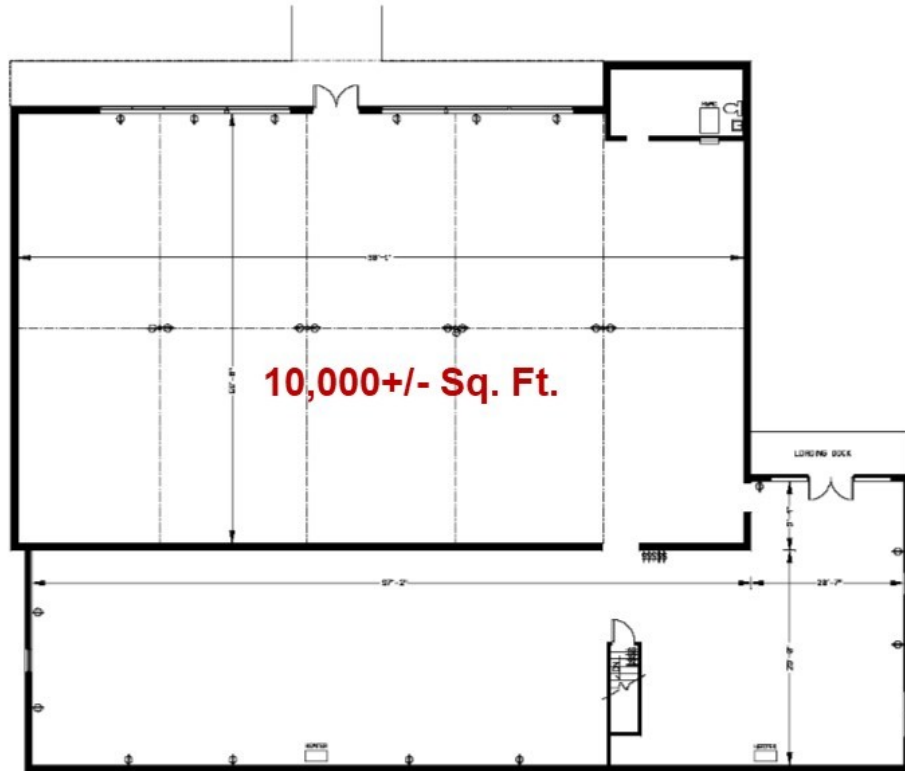
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① MAIN STREET LEVEL



② BASEMENT LEVEL

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,167	57,023	150,620
MEDIAN AGE	36.2	36.0	37.2
MEDIAN AGE (MALE)	35.1	34.7	36.0
MEDIAN AGE (FEMALE)	36.9	36.8	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,552	22,012	58,638
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$81,586	\$86,676	\$101,820
AVERAGE HOUSE VALUE	\$322,481	\$313,862	\$343,837
RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.6%	74.0%	75.8%
% BLACK	13.5%	12.2%	12.9%
% ASIAN	5.8%	4.5%	5.1%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.1%	0.1%	0.0%
% OTHER	3.9%	7.4%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	19.0%	22.7%	13.2%

** Demographic data derived from 2010 US Census*

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