

LAND FOR SALE

55 W. Crossville Rd, Roswell, GA 30075



SALE PRICE **\$850,000**

OFFERING SUMMARY

LOT SIZE: 1.8 Acres

PROPERTY OVERVIEW

Seller will consider a lease/option or 1 year lease! Lots of potential for this 1.8 Acre lot in Roswell. Currently there one building on the property, a single family home that has been converted into a doctors office. The building features a reception area and 4-5 offices with a full basement. It was formerly a veterinary office and still has kennels in the basement. The property is surrounded by a mix of retail, office and single family homes. W. Crossville Road is one of the busiest roads in Roswell and this site would be perfect for redevelopment. The property is just north of Downtown Roswell. BRING OFFERS!

PROPERTY HIGHLIGHTS



KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

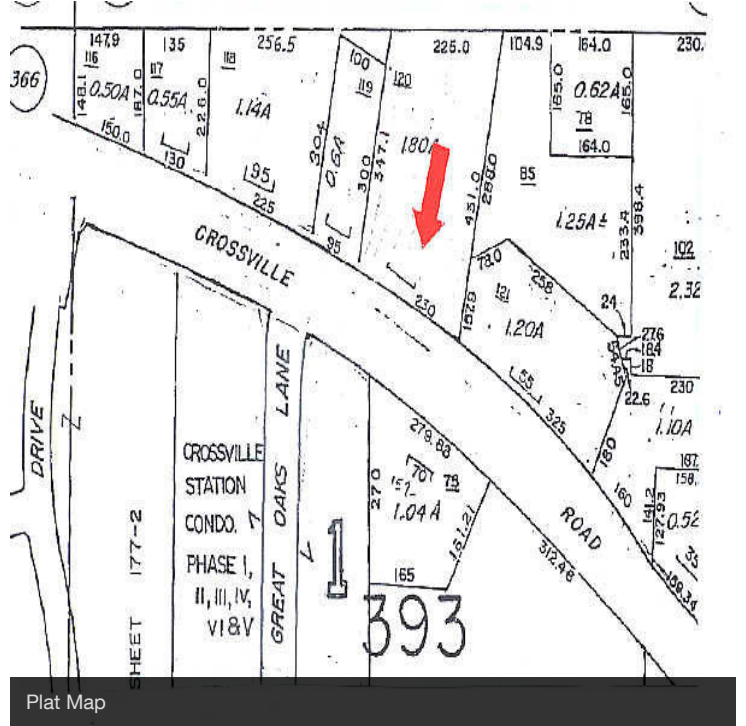
BEN CAVALIER
Associate Broker
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GA #12225

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Interior Photo 1

Interior Photo 2

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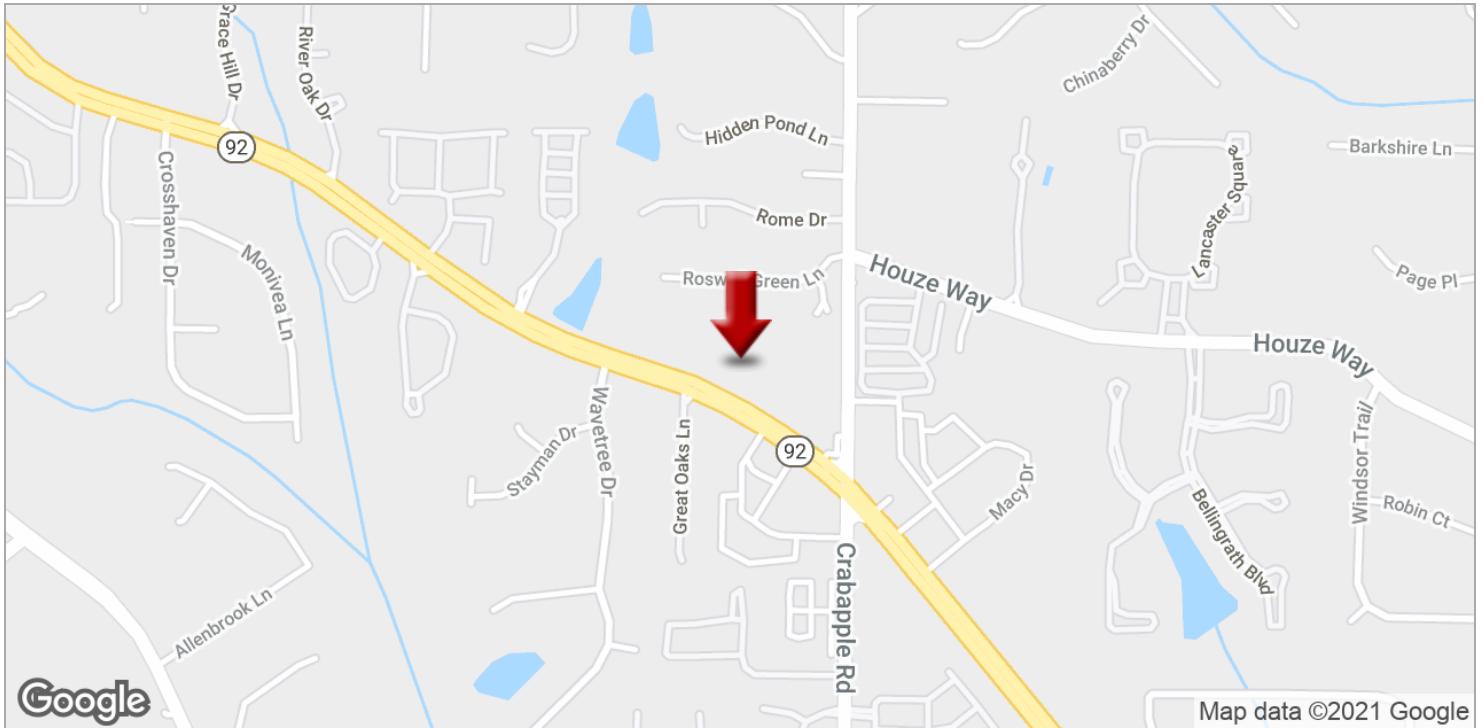
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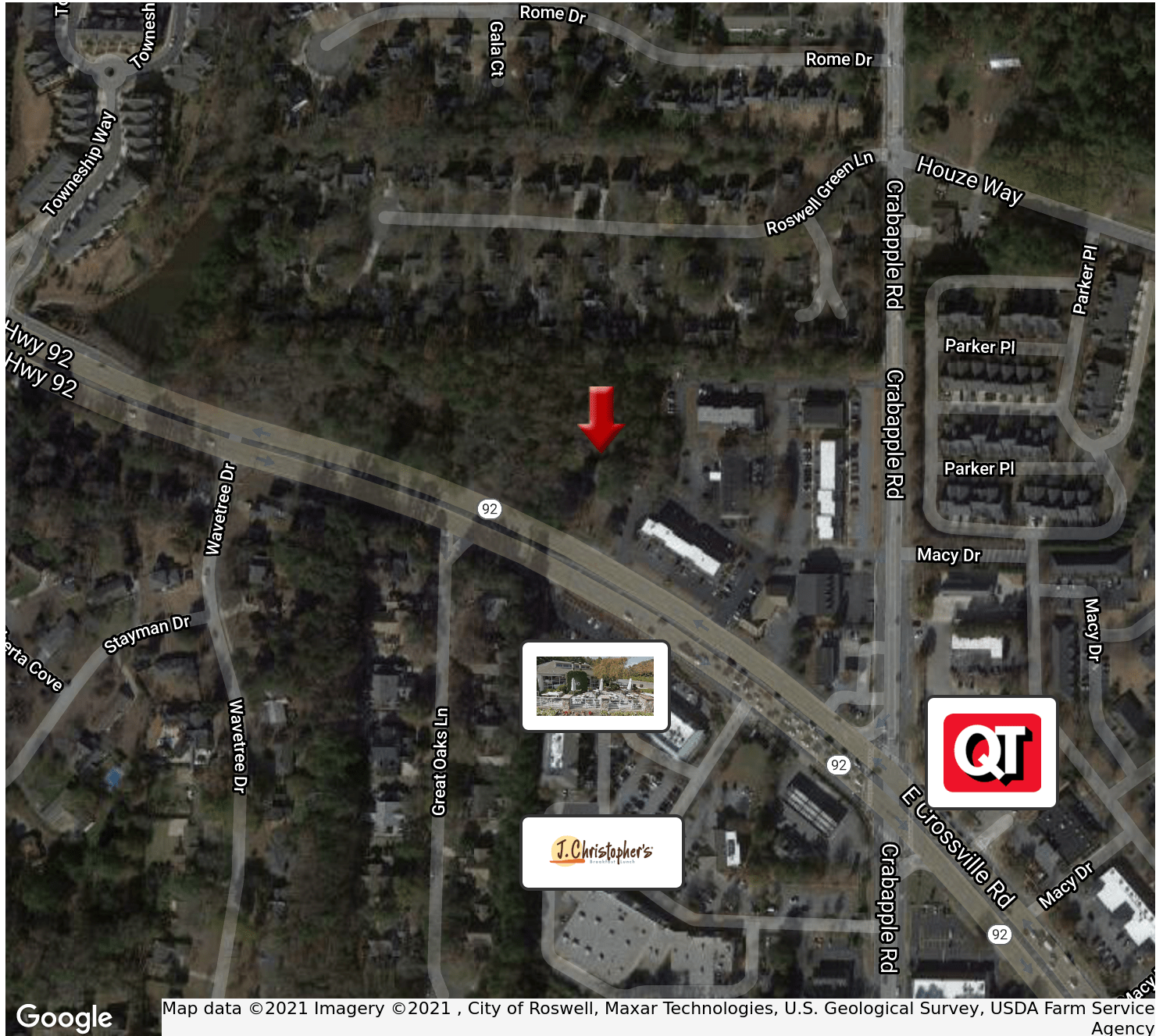
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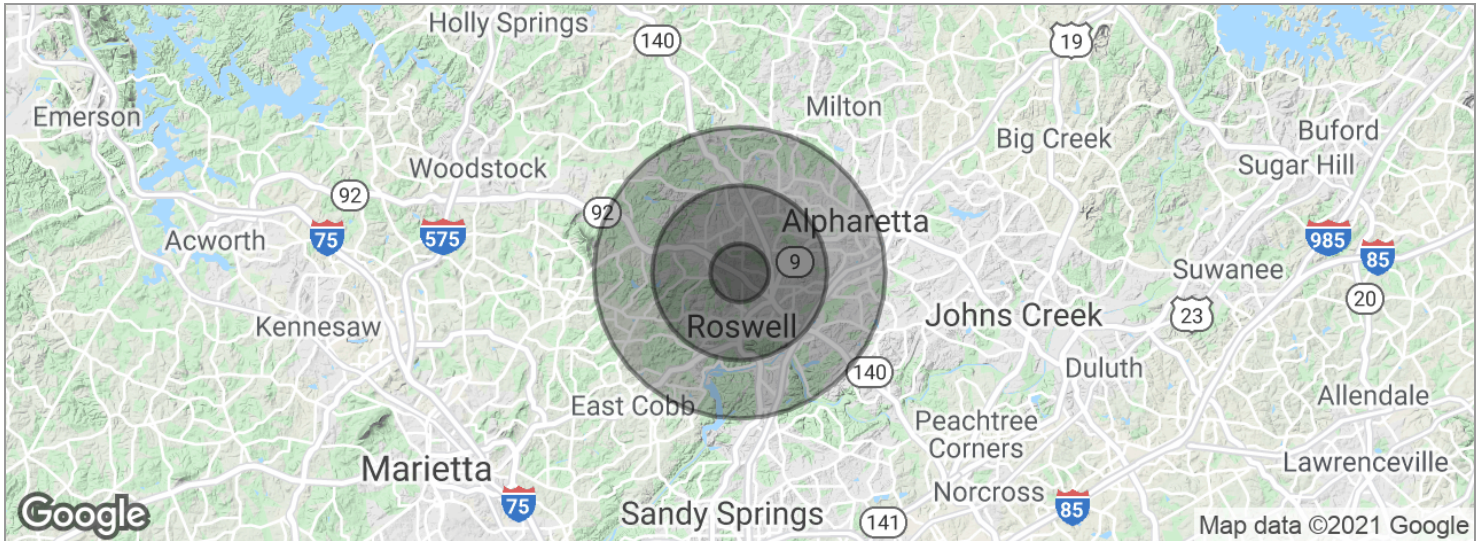
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,761	53,388	146,289
Median age	46.4	39.2	38.3
Median age (male)	43.3	38.0	37.2
Median age (Female)	47.3	39.7	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,111	20,521	55,312
# of persons per HH	2.3	2.6	2.6
Average HH income	\$108,497	\$104,565	\$107,045
Average house value	\$350,122	\$367,738	\$359,374

* Demographic data derived from 2010 US Census

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