

PRIME ROSWELL LOCATION

1137 Alpharetta Street, Roswell, GA 30075



OFFERING SUMMARY

AVAILABLE SF:	1,020 - 1,175 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	5,023 SF

PROPERTY OVERVIEW

General office space available in a prime Roswell location. Directly across from Lucky's Burger & Brew and next-door to Pure Taqueria.

PROPERTY HIGHLIGHTS

- Easy access to Roswell Square, GA/400.
- Surrounded by dining, banking and shopping.
- Secured parking.
- Signage opportunity on Roswell Rd.

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

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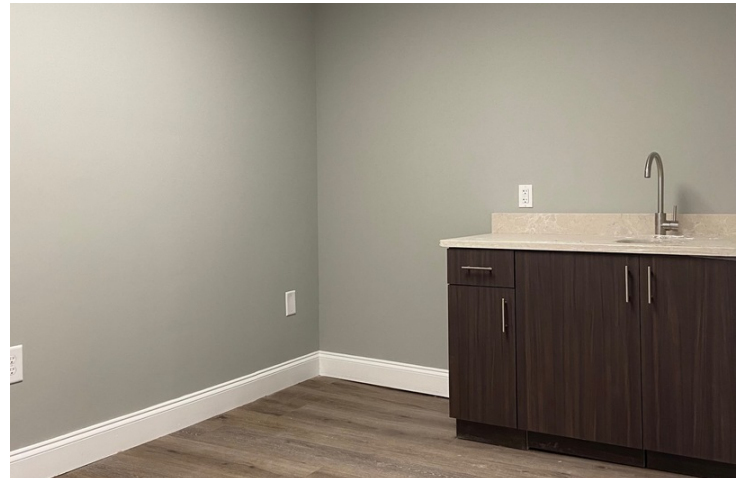
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OFFICE FOR LEASE

BUILDOUT EXAMPLE

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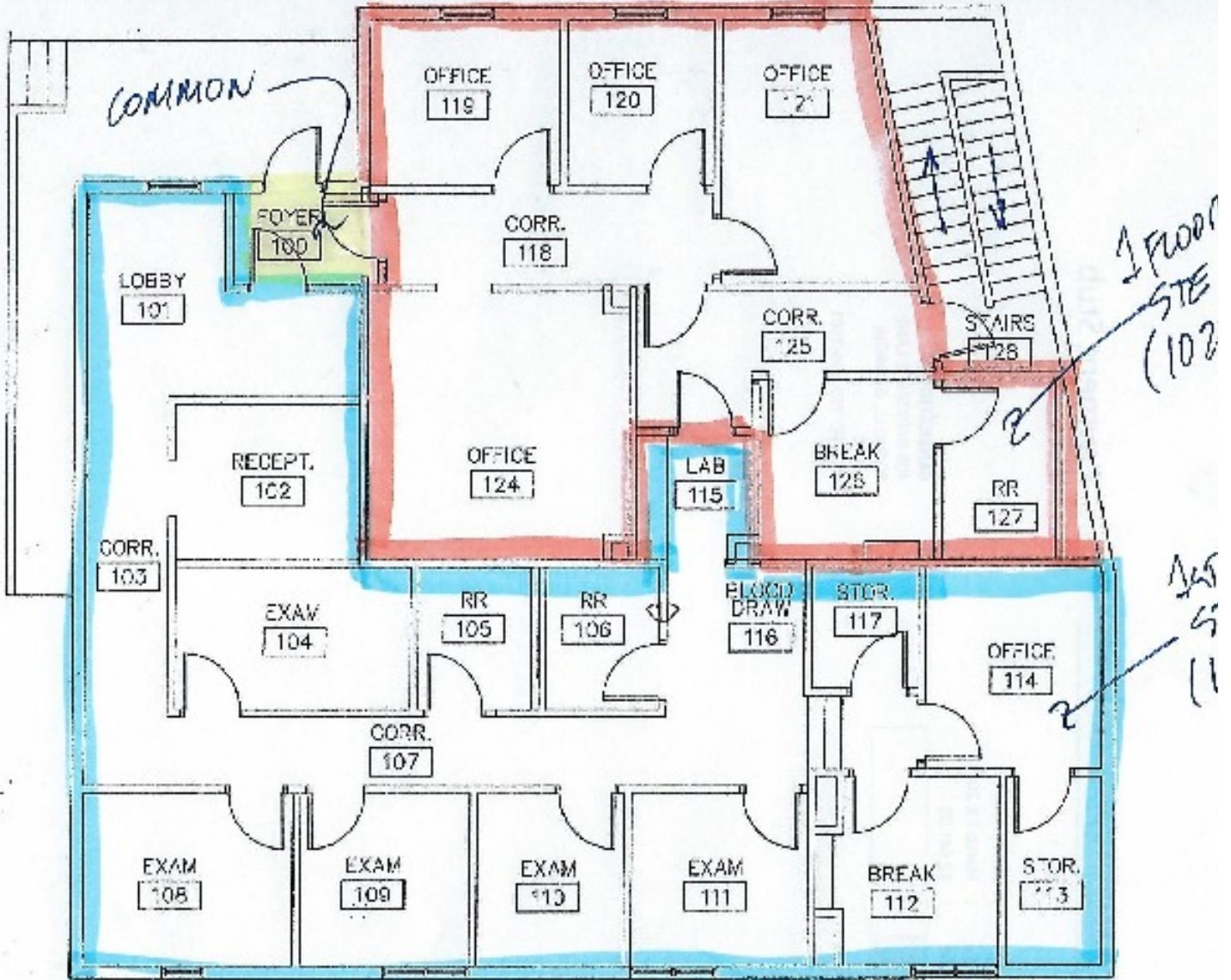
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FLOORPLAN - SUITE B

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1 1ST FLOOR PLAN
E-2 SCALE: 1/8"=1'-0"

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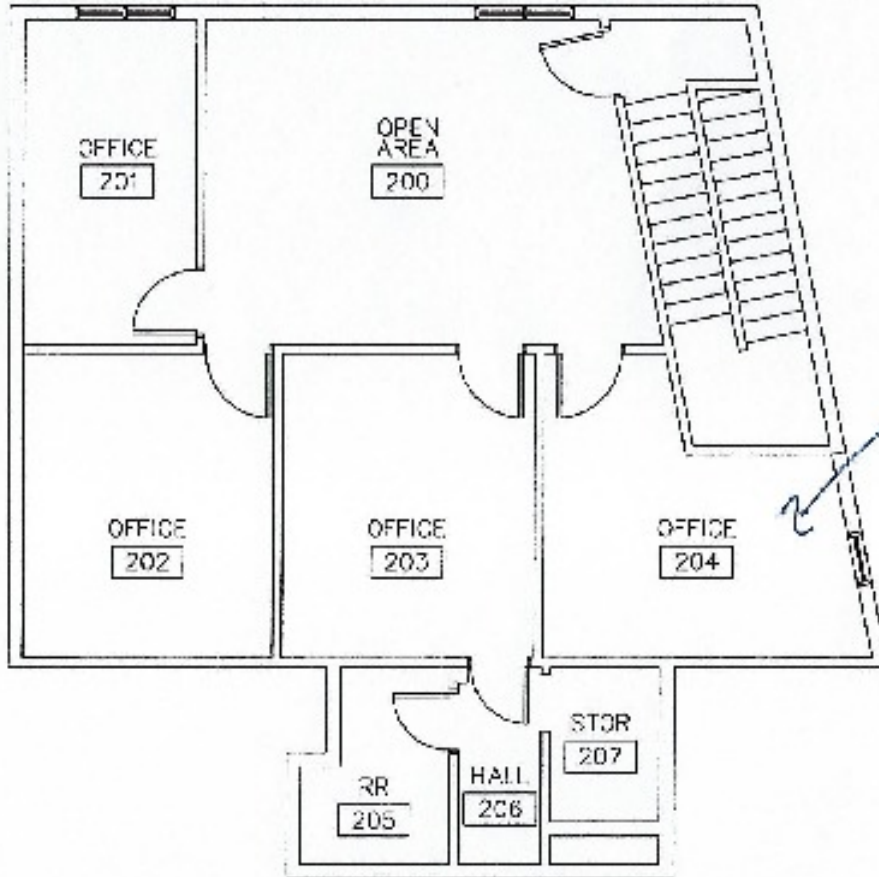
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FLOORPLAN - SUITE C

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2
E-2

2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



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OFFICE FOR LEASE

AVAILABLE SUITES

1137 Alpharetta Street, Roswell, GA 30075



LEASE RATE: - **TOTAL SPACE:** 1,020 - 1,175 SF
LEASE TYPE: NNN **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Medical	\$20.00 SF/yr	NNN	1,508 SF		Off-Market
Suite B	Office Building	\$20.00 SF/yr	NNN	1,020 SF	Negotiable	4 offices, a break room, and bathroom. CAM apx \$5/psf.
Suite C	Office Building	\$20.00 SF/yr	NNN	1,175 SF	Negotiable	4 offices, open/reception area, bathroom, and storage closet. CAM apx \$5/psf.

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LOCATION MAPS

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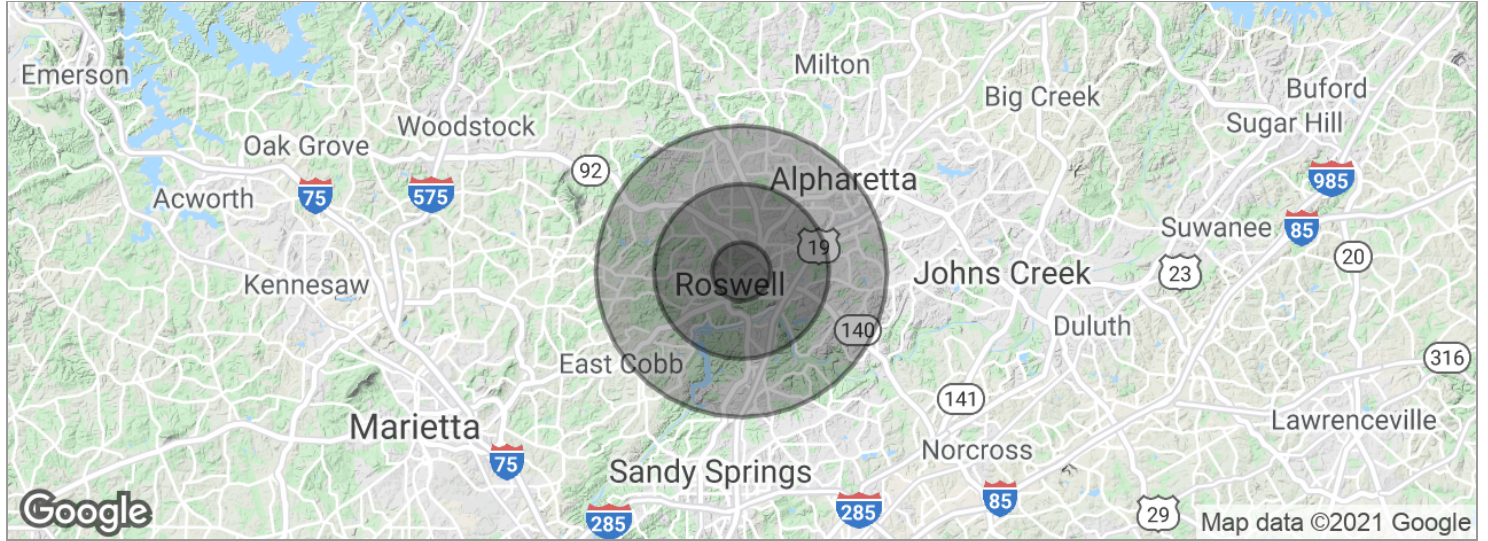
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DEMOGRAPHIC MAP

1137 Alpharetta Street, Roswell, GA 30075



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,303	64,118	167,255
Median age	38.7	36.2	37.7
Median age (male)	36.1	35.0	36.7
Median age (Female)	40.5	37.1	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,601	25,432	65,728
# of persons per HH	2.4	2.5	2.5
Average HH income	\$88,994	\$87,321	\$103,417
Average house value	\$296,059	\$313,581	\$356,385

** Demographic data derived from 2010 US Census*

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RETAILER MAP

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