

OFFICE FOR SALE

FREE-STANDING OFFICE FOR SALE

11735 Pointe Place, Roswell, GA 30076



OFFERING SUMMARY

SALE PRICE:	\$950,000
AVAILABLE SF:	
BUILDING SIZE:	6,736 SF
ZONING:	OI
PRICE / SF:	\$141.03

PROPERTY OVERVIEW

The building is configured to provide reception area, offices, boardrooms, bathrooms, and breakroom. Minutes to Alpharetta City Center or Roswell Square. Quiet street on cul-de-sac with sidewalks and close proximity to restaurants.

PROPERTY HIGHLIGHTS

- Quiet office setting on culdesac.
- Minutes to Alpharetta or Roswell Square.

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

ROCKY KAUFMANN
Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

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.

Each Office Independently Owned and Operated kwcommercial.com

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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NEARBY RETAILERS

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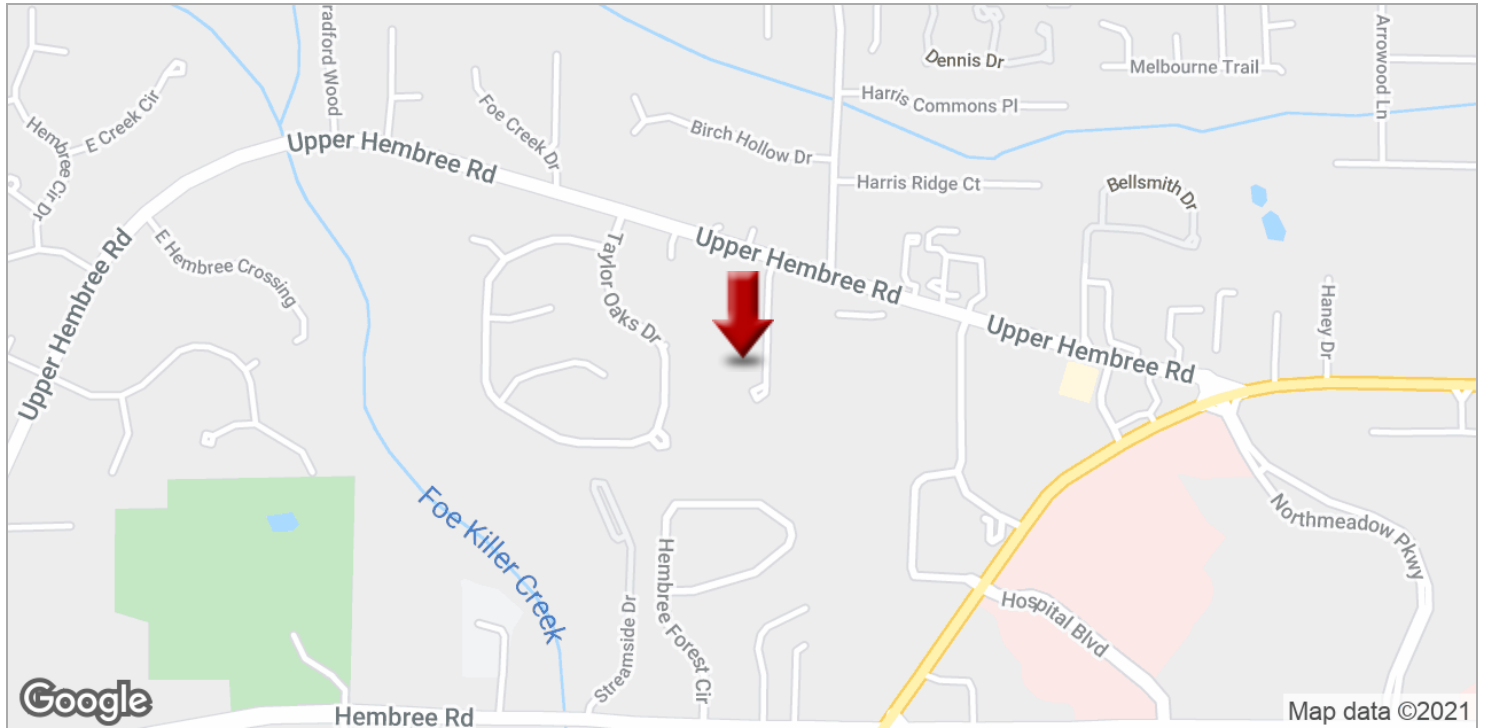
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LOCATION MAPS

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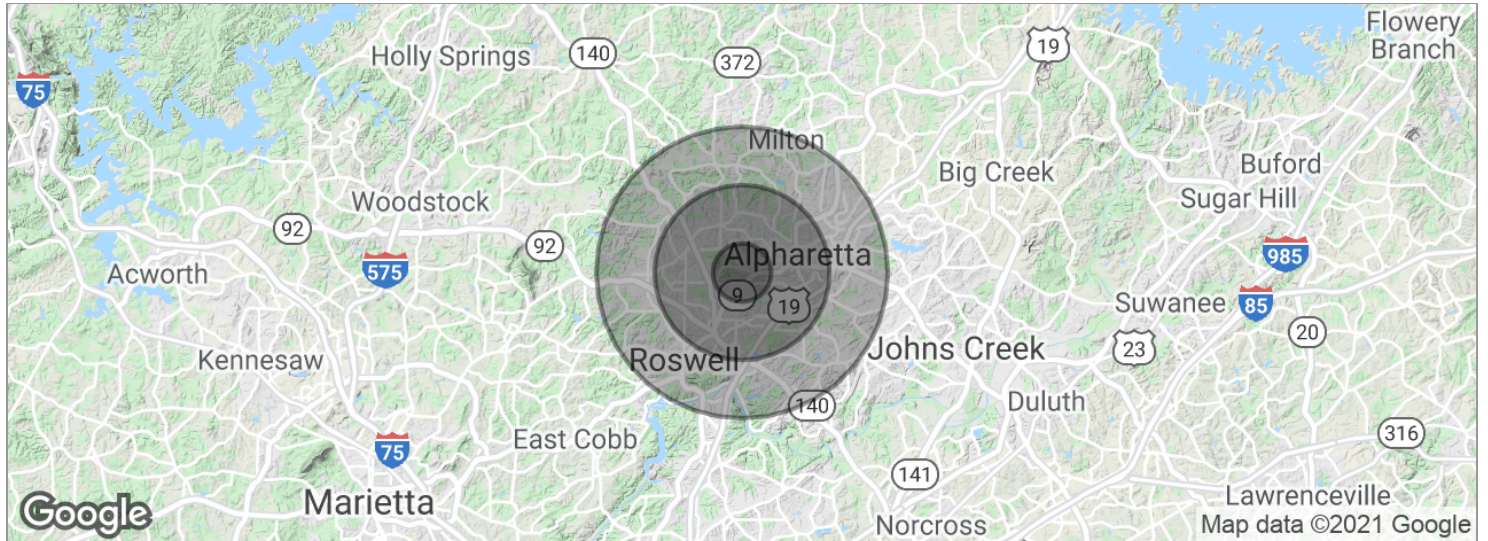
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DEMOGRAPHICS MAP

11735 Pointe Place, Roswell, GA 30076



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,812	52,415	137,617
Median age	37.2	35.2	36.9
Median age (male)	35.6	34.2	35.7
Median age (Female)	38.2	35.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,899	19,774	52,743
# of persons per HH	2.5	2.7	2.6
Average HH income	\$87,094	\$89,809	\$104,443
Average house value	\$287,737	\$322,461	\$356,768

* Demographic data derived from 2010 US Census

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