

# CORPORATE COMMONS - BLD I - 803-5

4651 Roswell Road, I-803-5, Atlanta, GA 30342



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$425,000
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	
<b>BUILDING SIZE:</b>	4,176 SF
<b>PRICE / SF:</b>	\$101.77

## PROPERTY OVERVIEW

Own your own office in Sandy Springs! Located directly off Roswell Road and across from The Gateway. Condo consists of three spaces and can be converted back to multi-tenant space or left as one office.

## PROPERTY HIGHLIGHTS

- Excellent Owner/Occupant opportunity.
- Across from The Gateway in Sandy Springs.
- Private setting in a professional office park.
- HOA dues available upon request.
- HOA responsible for Roof and exteriors.

**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](http://kwcommercial.com)

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**OFFICE FOR SALE**

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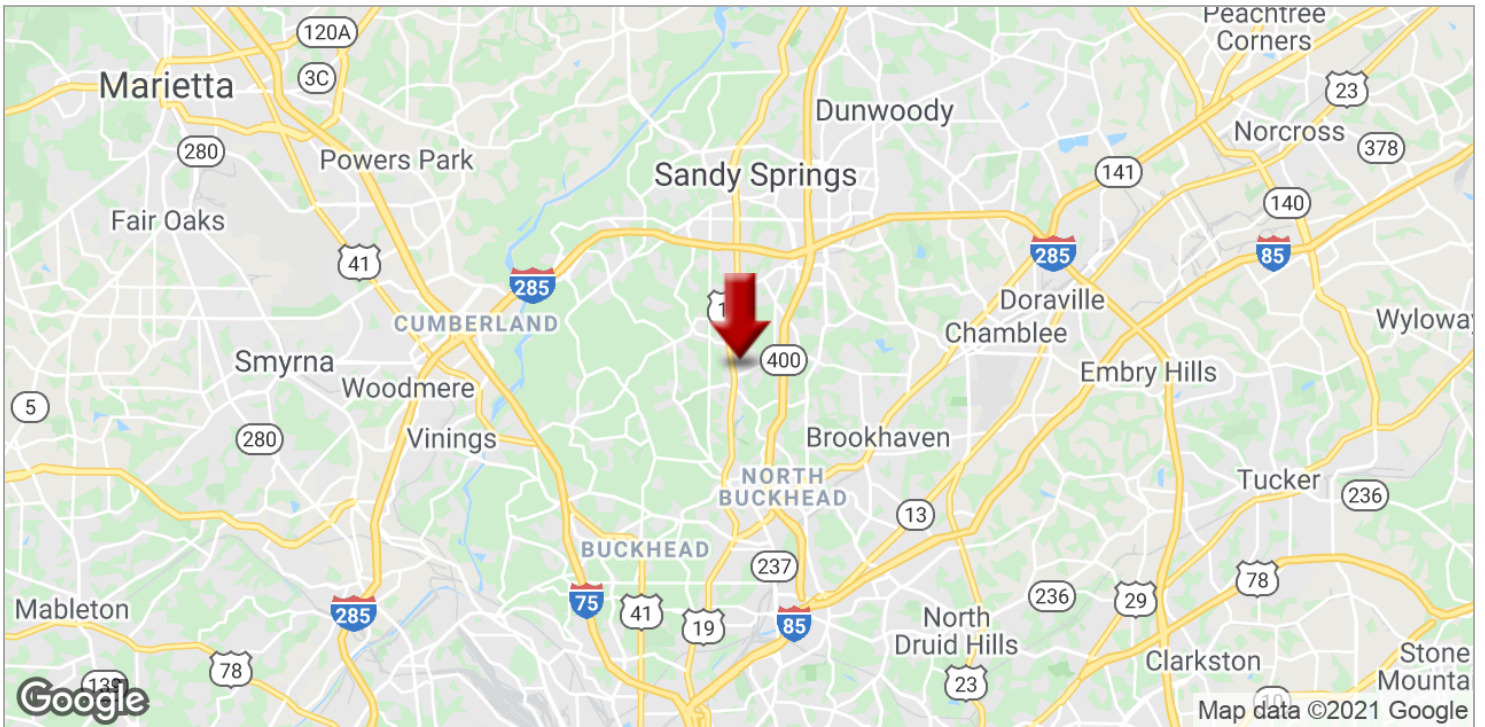
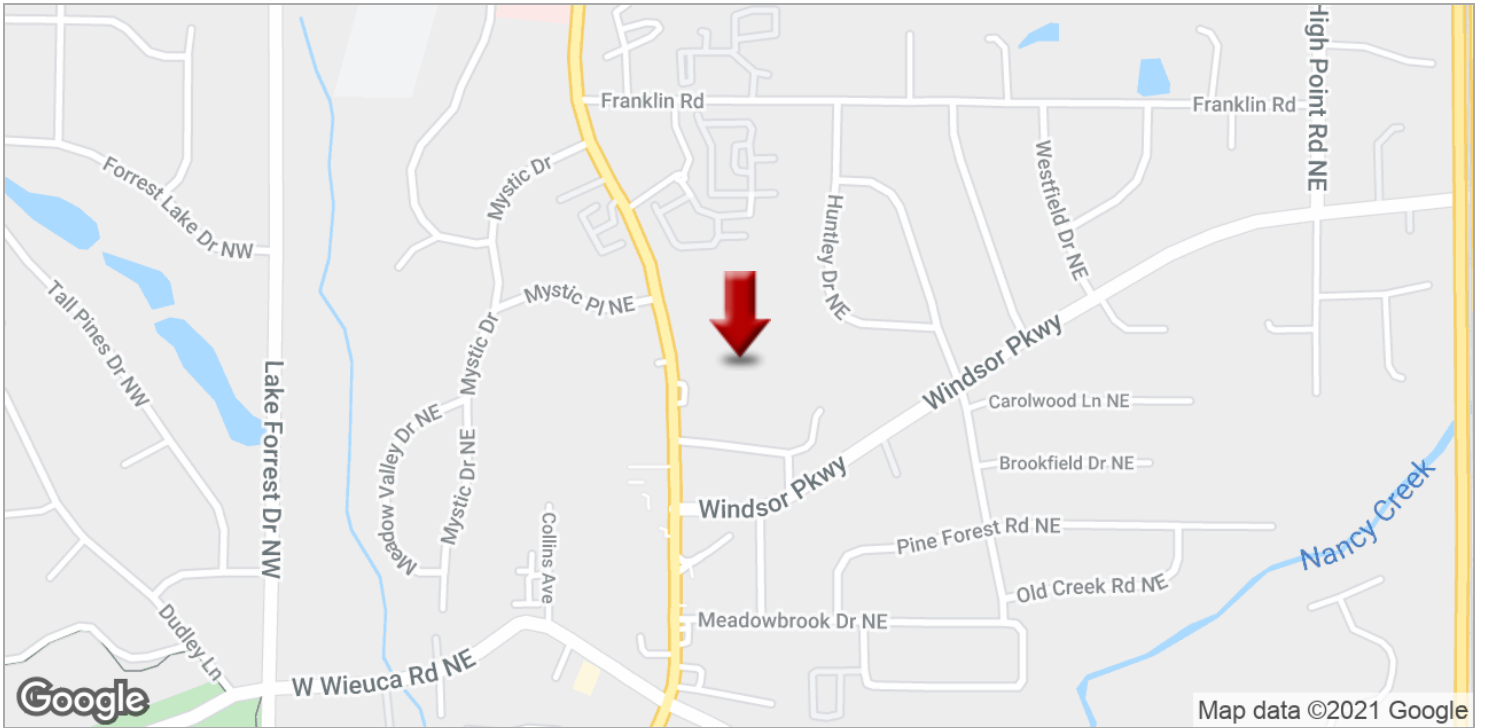
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# CORPORATE COMMONS - BLDG I

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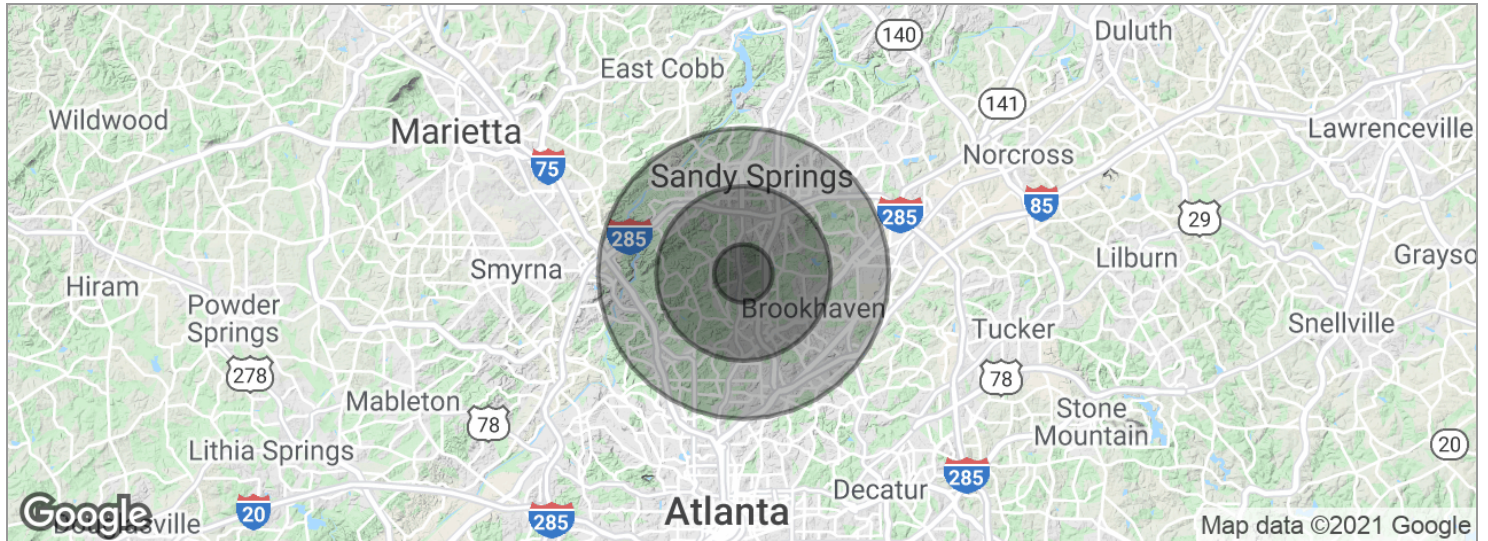
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,853	73,731	220,864
Median age	34.9	37.3	36.7
Median age (male)	36.8	37.5	36.5
Median age (Female)	33.5	37.4	37.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,426	33,859	103,349
# of persons per HH	2.2	2.2	2.1
Average HH income	\$114,555	\$137,333	\$121,144
Average house value	\$443,028	\$523,185	\$513,175

\* Demographic data derived from 2010 US Census

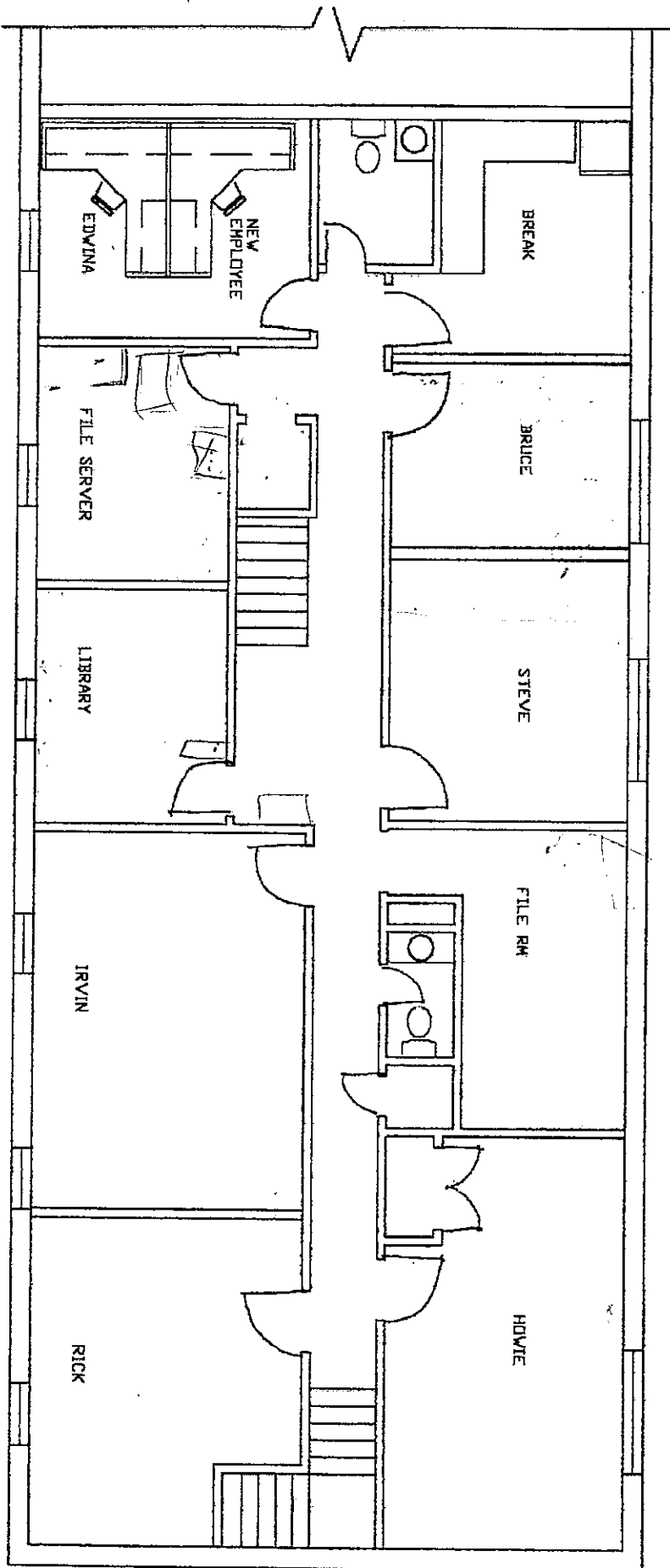
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SK. 1 8/25/00

UPPER LEVEL



sk-1 8/25/00

+ Phase  
0 Computer

LOWER LEVEL

