

10779 ALPHARETTA HWY #11 SUITE 120

ROSWELL, GA 30076

FOR SUBLEASE

2,494 SF +/- of Storage / Flex Space



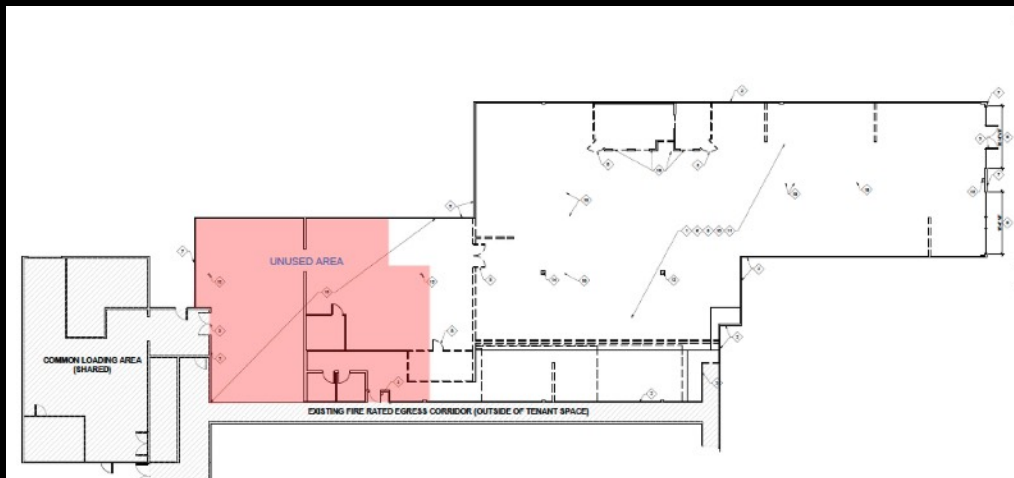
RYAN SWARTZBERG

770.689.8377

rswartzberg@swartzcocre.com



// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present Unit #120, 10779 Alpharetta Hwy, Roswell, GA 30076, for sublease. This storage/flex space has a total square footage of 2,492 SF, includes HVAC, and has access to one dock high. Located in the heart of Roswell, GA, this sublease opportunity is perfect for personal storage, business storage, and other uses such as office or light retail.

Please feel free to reach out to Ryan with any questions regarding the property.

HIGHLIGHTS

- 2,494 SF +/-
- HVAC
- \$10 PSF NNN
- LED Lighting
- 1 Drive-in Door (9'2" x 8'8")
- Rare Sublease Opportunity

// LOCATION OVERVIEW



ABOUT THE AREA: EAST POINT

Roswell, GA offers a strong commercial real estate market, benefiting from its proximity to Atlanta and a mix of suburban and urban appeal. The city's historic downtown draws businesses with its charming storefronts, while high-traffic areas along Highway 92 and Holcomb Bridge Road attract retailers and professional services.

The market is also seeing growth in retail and industrial spaces, driven by nearby logistics hubs. With a combination of older buildings and new developments, Roswell provides diverse opportunities for retail, office, and industrial investments, making it an attractive option for businesses in the northern Atlanta suburbs.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	24,300	112,500	247,800
Avg. Household Income	US\$103,800	US\$124,200	US\$125,400
Tot. Employees	17,700	88,800	195,100

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

770.689.8377

rschwartzberg@schwartzcocre.com

Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



[swartzcocre.com](https://www.swartzcocre.com)