

1968 SF OFFICE FOR LEASE

## THE GRASSLANDS

1855 LOCKEWAY DRIVE, BLDG. 500, SUITE 502-503 ALPHARETTA, GA 30004



1,968 SF FOR LEASE

### KELLER WILLIAMS REALTY

695 Mansell Rd. Suite 120  
Roswell, GA 30076



Each Office Independently Owned and Operated

### PRESENTED BY:

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#### CHAD BROWN

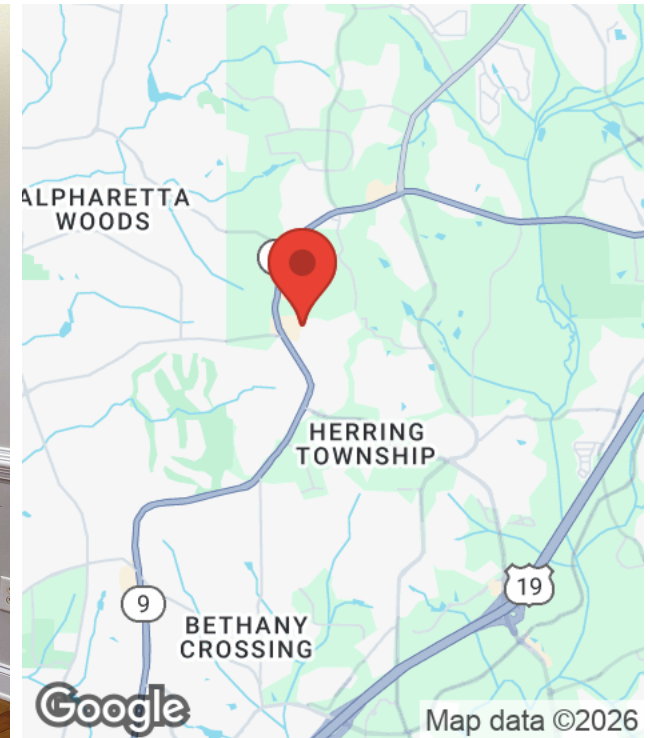
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## OFFICE DESCRIPTION

1855 LOCKEWAY DRIVE



### PROPERTY OVERVIEW

Professional office building in a quiet well maintained office park with easy access to 400. The 1,968 sf suite is perfect for corporate office use with a large reception area and conference room, five offices, two restrooms, storage closet, and a large break room.

\$18/SF, plus CAM and utilities

Highly desirable office park with plenty of parking

Nicely appointed with hardwood flooring and molding. Offices are carpeted

Easy access to 400 off McFarland Parkway

Entry to Hwy 9 via controlled intersection with Grassland Parkway

Plenty of nearby amenities for employees; restaurants, grocery stores, etc.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566



## PROPERTY PHOTOS

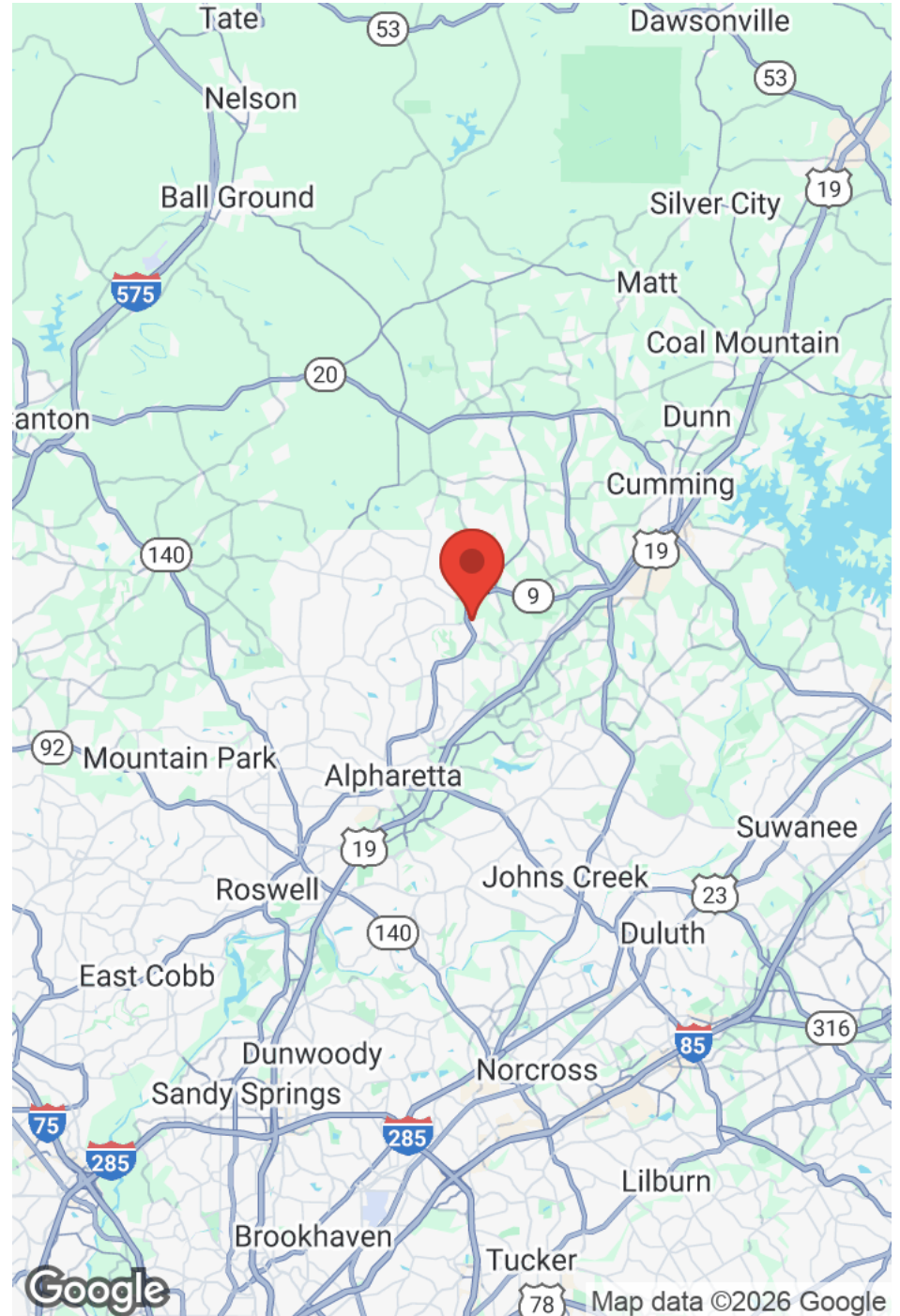
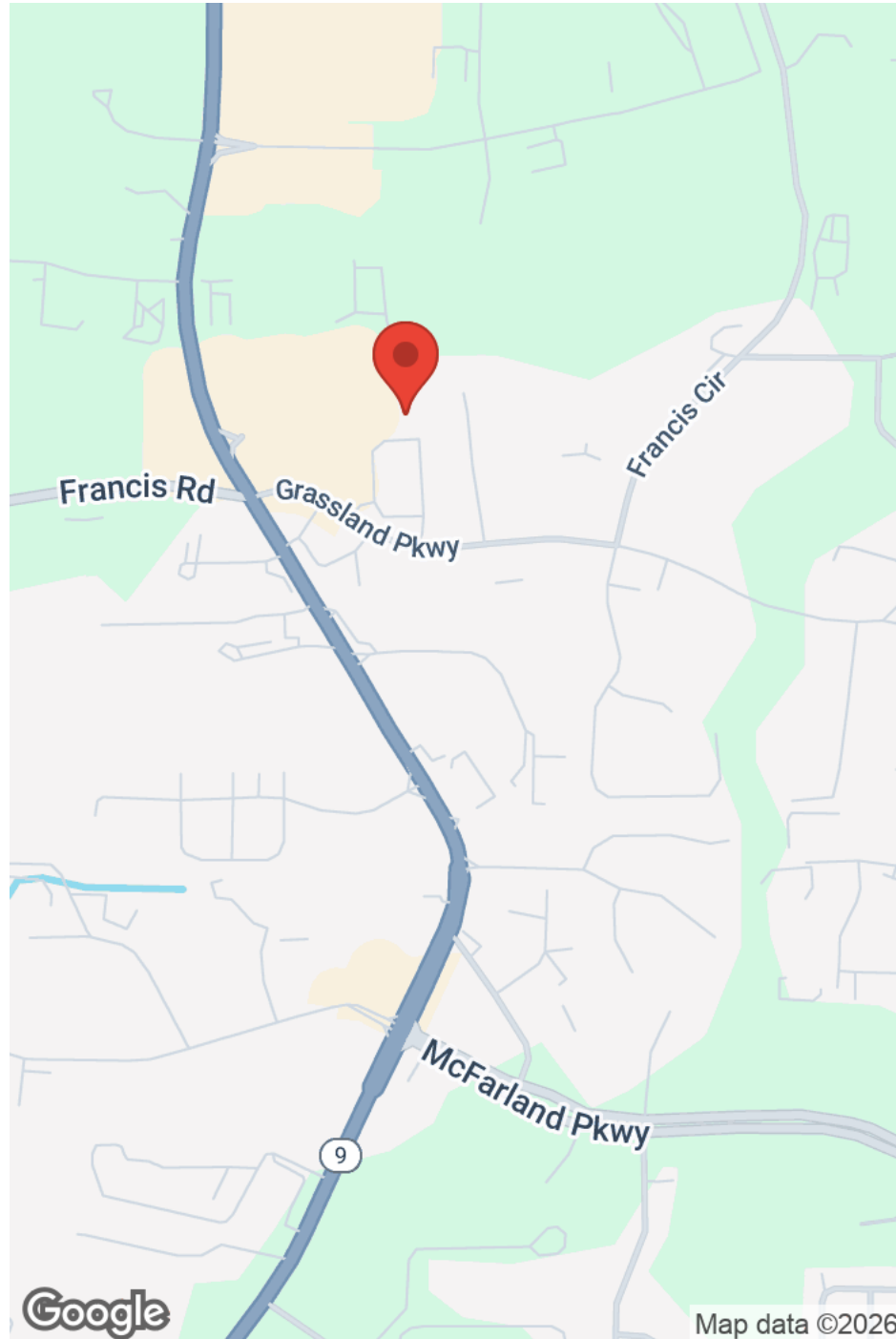
1855 LOCKEWAY DRIVE





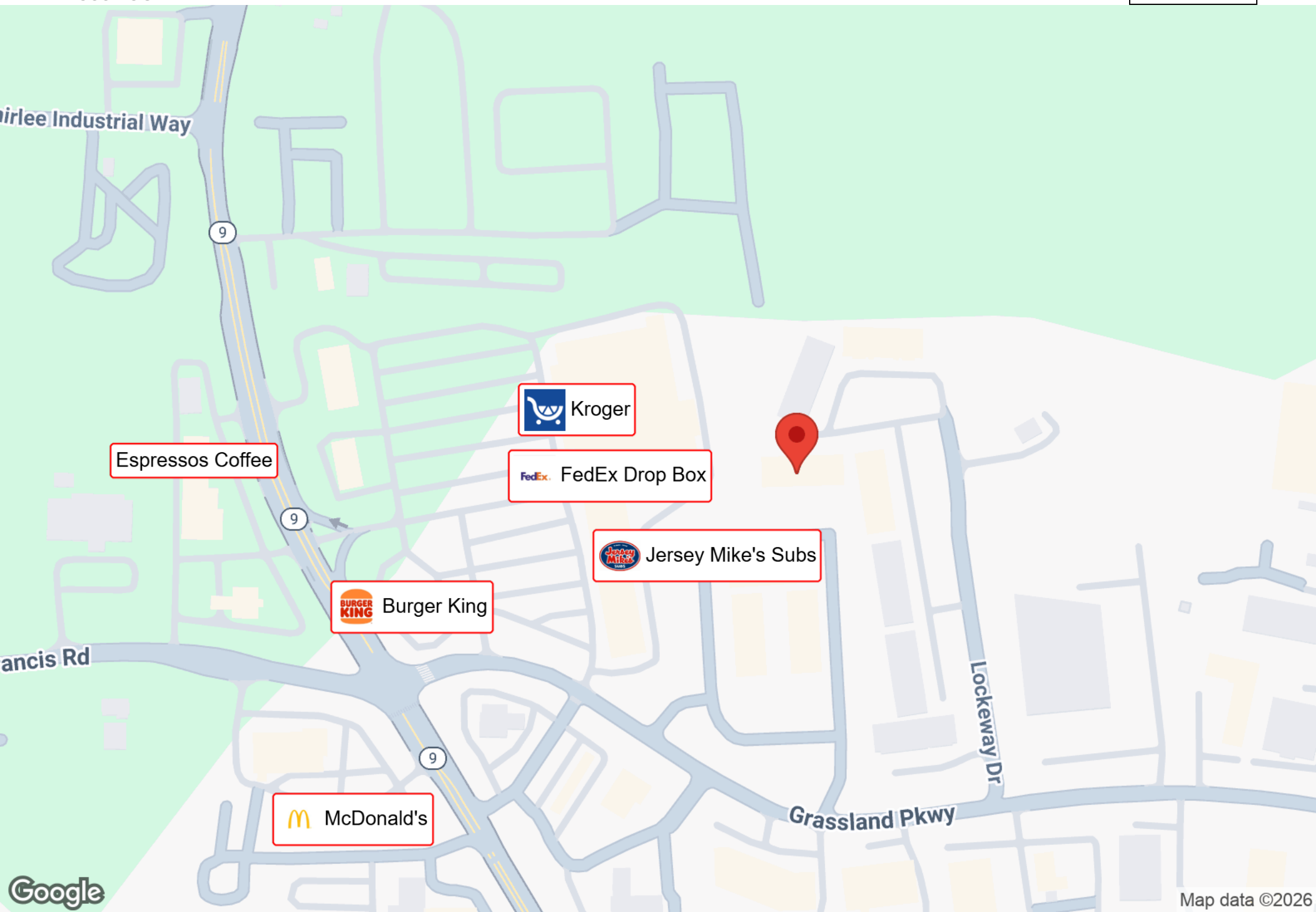
## LOCATION MAPS

1855 LOCKEWAY DRIVE



## BUSINESS MAP

1855 LOCKEWAY DRIVE





## AERIAL MAP

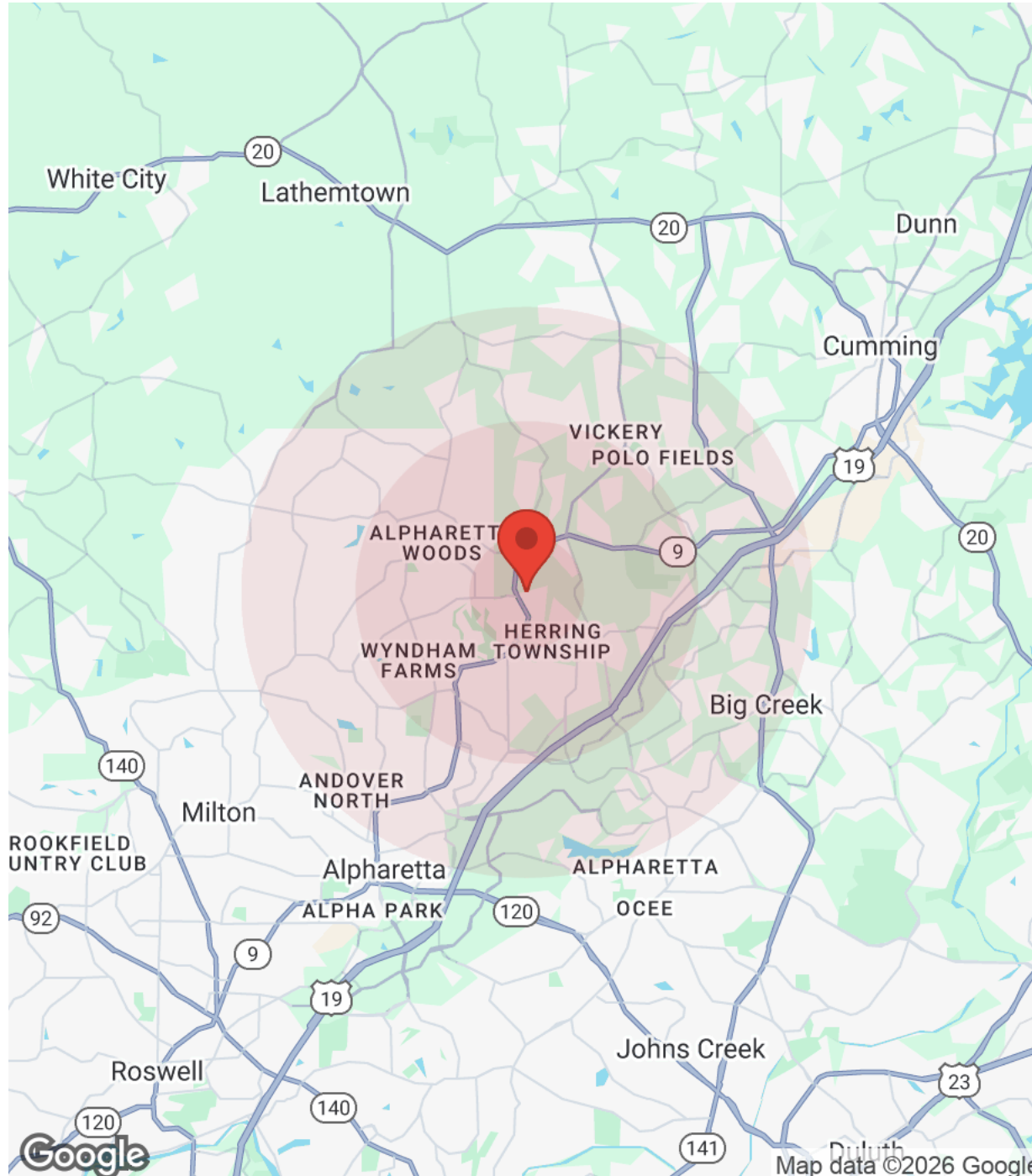
1855 LOCKEWAY DRIVE





## DEMOGRAPHICS

1855 LOCKEWAY DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	2,036	21,429	59,667
Female	2,089	22,149	61,939
Total Population	4,125	43,578	121,606

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	887	9,185	24,679
Ages 15-24	441	5,284	15,081
Ages 25-54	2,040	20,195	53,738
Ages 55-64	415	4,812	14,058
Ages 65+	341	4,102	14,051

Income	1 Mile	3 Miles	5 Miles
Median	\$148,434	\$157,193	\$155,798
< \$15,000	13	375	1,379
\$15,000-\$24,999	24	392	1,157
\$25,000-\$34,999	18	273	859
\$35,000-\$49,999	34	525	1,557
\$50,000-\$74,999	108	1,129	3,222
\$75,000-\$99,999	168	1,317	3,795
\$100,000-\$149,999	347	3,279	8,993
\$150,000-\$199,999	265	3,048	7,107
> \$200,000	426	5,118	15,501

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,439	16,181	45,860
Occupied	1,401	15,455	43,568
Owner Occupied	1,104	11,371	32,330
Renter Occupied	297	4,084	11,238
Vacant	37	727	2,292

# FLOORPLAN

1855 LOCKEWAY DRIVE

