

5064 ROSWELL RD B201

SANDY SPRINGS, GA 30342

FOR SALE

1,250 SQFT ACROSS 6 OFFICE



RYAN SWARTZBERG

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a well-positioned office condominium available for sale, offering approximately 1,250 SQFT in a highly desirable Sandy Springs location. This thoughtfully designed suite features six private offices, providing a functional layout ideal for a variety of professional users, including legal, medical, consulting, or general office operations.

The property offers a professional environment with convenient access to major roadways including Roswell Road, I-285, and GA-400, allowing for seamless connectivity to Sandy Springs, Buckhead, and the greater Atlanta area. Surrounded by a strong mix of retail, dining, and service amenities, the location enhances both employee experience and client accessibility.

Offered at \$475,000, this property presents an excellent opportunity for an owner-user or investor seeking to establish a presence in one of metro Atlanta's most stable and sought-after office submarkets.

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

HIGHLIGHTS

- \$475,000.00
- 1,250 SQFT
- 6 Offices
- Ample On-Site Parking
- Sandy Springs / Buckhead Submarket
- Recently Renovated

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: SANDY SPRINGS, GA

Sandy Springs, GA is one of metro Atlanta's most established and affluent submarkets, known for its strong demographics, strategic location, and business-friendly environment. Positioned just north of Atlanta, it offers immediate access to major corridors including I-285 and GA-400, making it a key hub for regional connectivity. The area supports a diverse mix of office, medical, and service-oriented tenants, with consistent demand driven by a high-income population and dense daytime workforce. For commercial real estate investors, Sandy Springs provides stable fundamentals, strong tenant demand, and long-term growth potential within a mature, supply-constrained market.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Tot. Population | 22,500 | 141,500 | 395,300 |
| Avg. Household Income | \$165,500 | \$124,000 | \$112,300 |
| Tot. Employees | 18,500 | 118,900 | 328,900 |

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This 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.



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