



# 625 HEMBREE PKWY

ROSWELL, GA  
30076

**For Sale / Lease**  
**10,500± SF Industrial/Flex Bldg**

**BRIAN BRATTON, SIOR**

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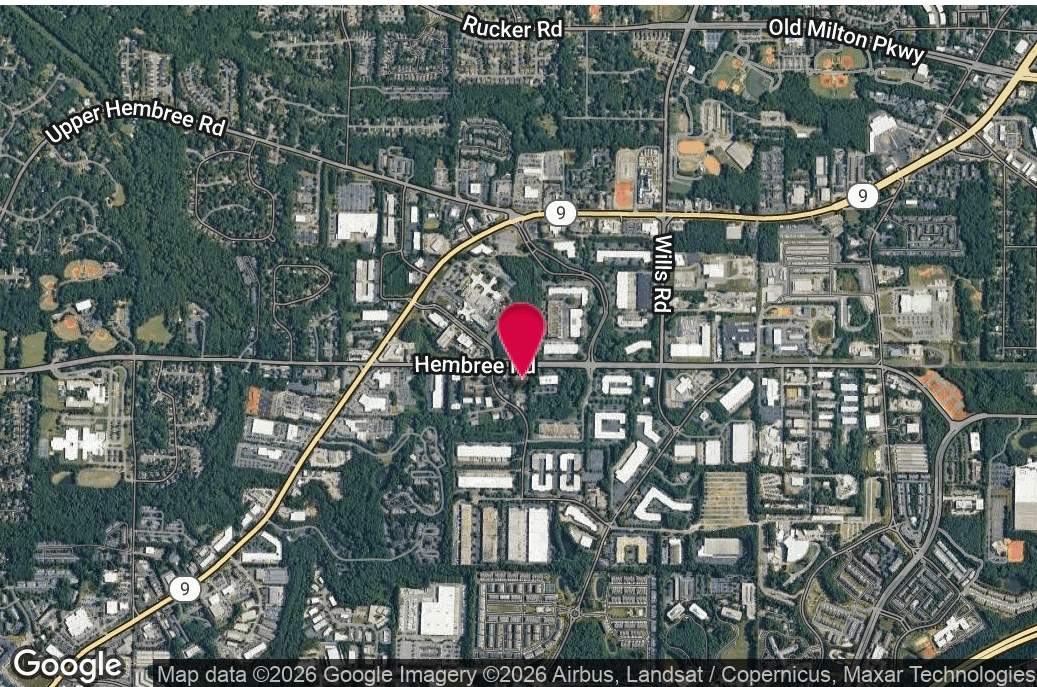
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FOR  
SALE/LEASE



## PROPERTY HIGHLIGHTS

- Suite A: 4,680± SF Leased
- Suite B: 3,600± SF, 1 Drive-In Door
- Suite C: 2,200± SF, 1 Dock Door
- Full HVAC
- 200 Amps / 3 Phase Power
- 25 Car Parking Spaces
- Zoned Light Industrial City of Roswell
- Conveniently Located Minutes from GA-400

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*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.*



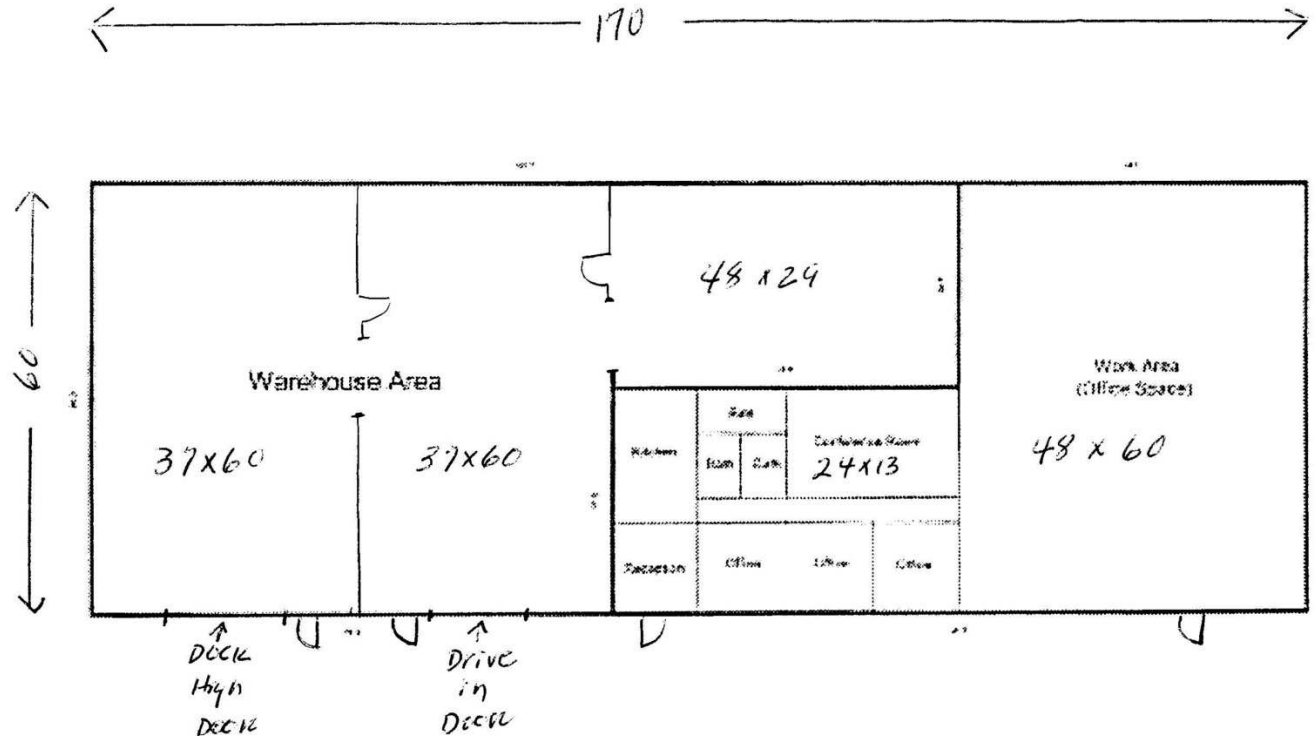
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# FLOOR PLAN

## BUILDING SKETCH

625 Hemlock Parkway



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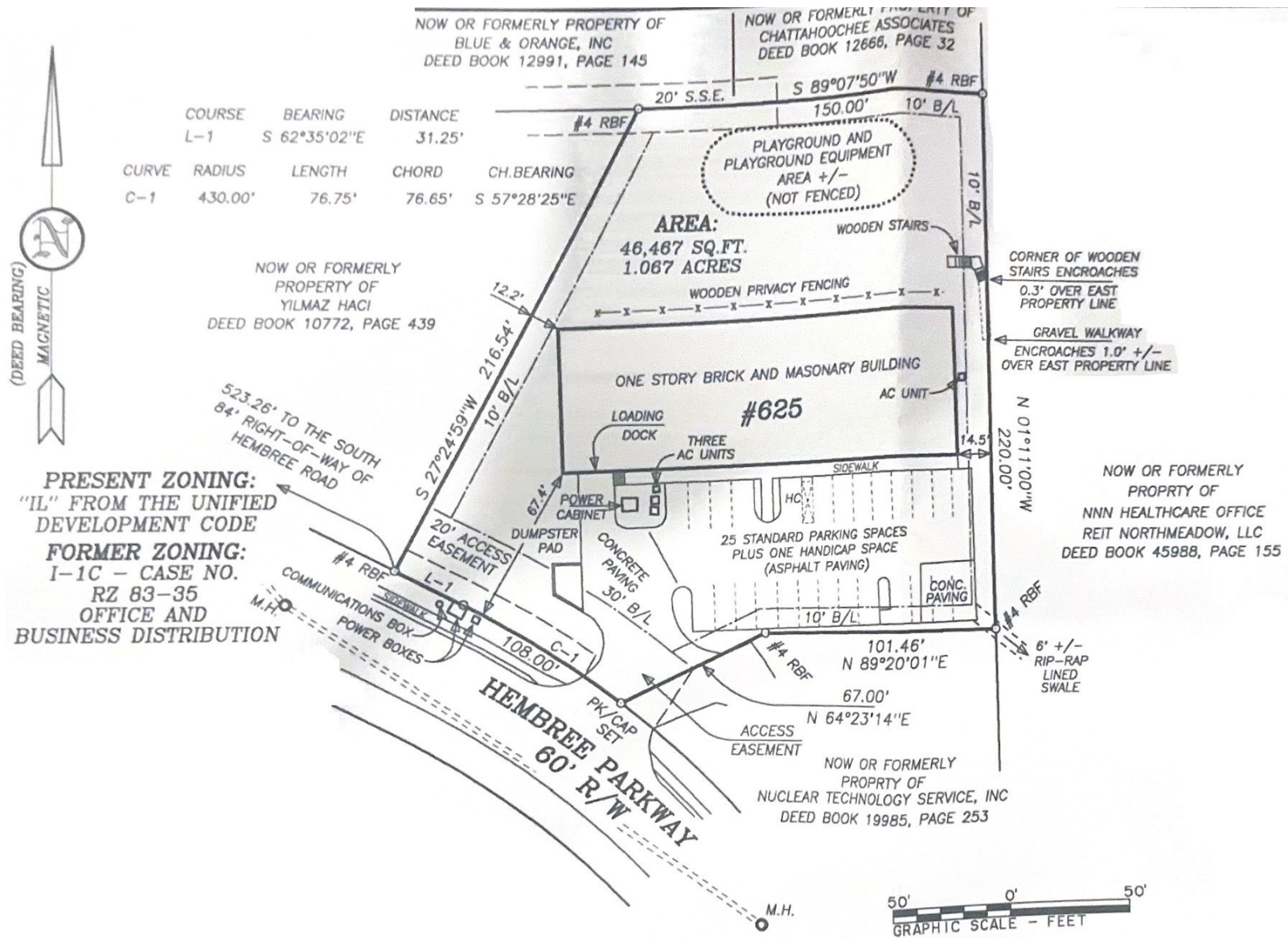
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# SURVEY



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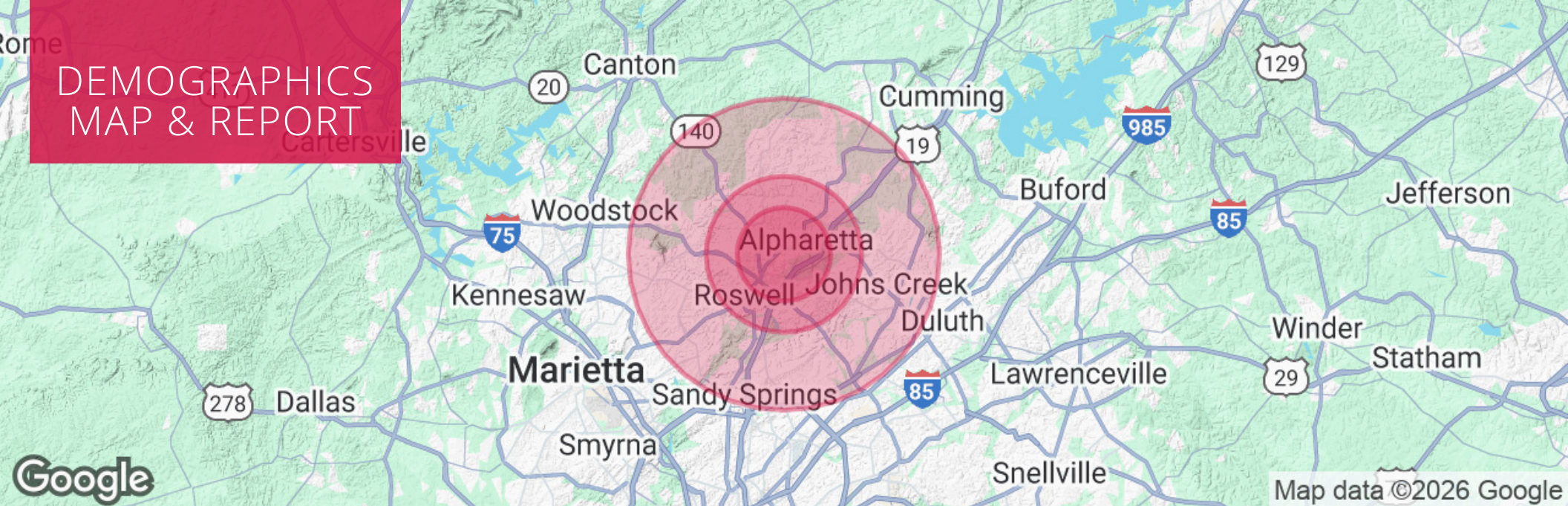
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	68,982	181,441	715,681
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	27,582	70,808	271,409
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$172,235	\$175,786	\$174,821
Average House Value	\$573,380	\$587,069	\$605,613

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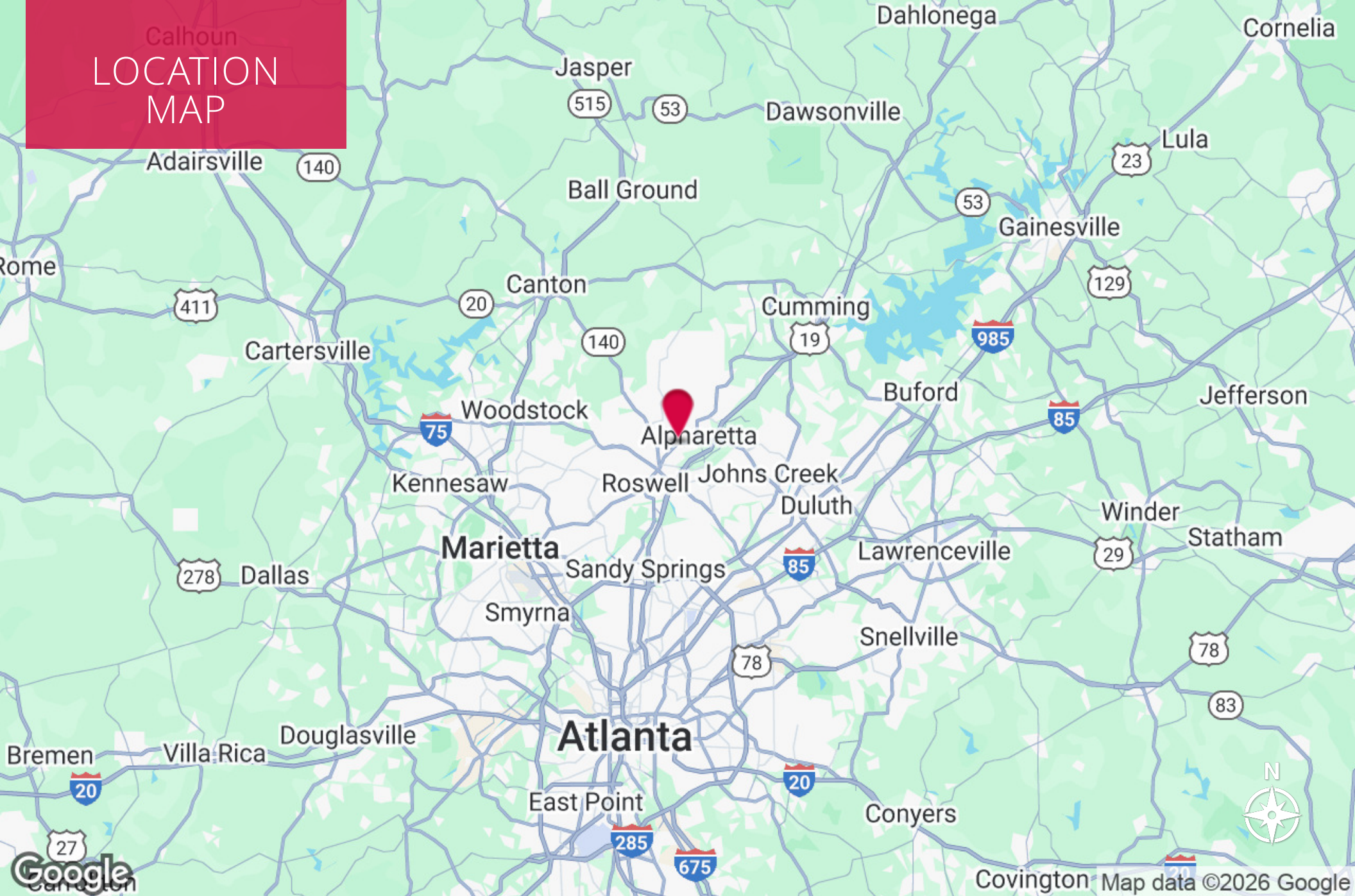
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# Calhoun LOCATION MAP



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EXCLUSIVELY LISTED BY:

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