

# 625 HEMBREE PKWY ROSWELL, GA 30076

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

#### BRIAN BRATTON, SIOR

*Senior Vice President*

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#### STEVE RATCHFORD, SIOR, CCIM

*Senior Vice President*

404.942.2003

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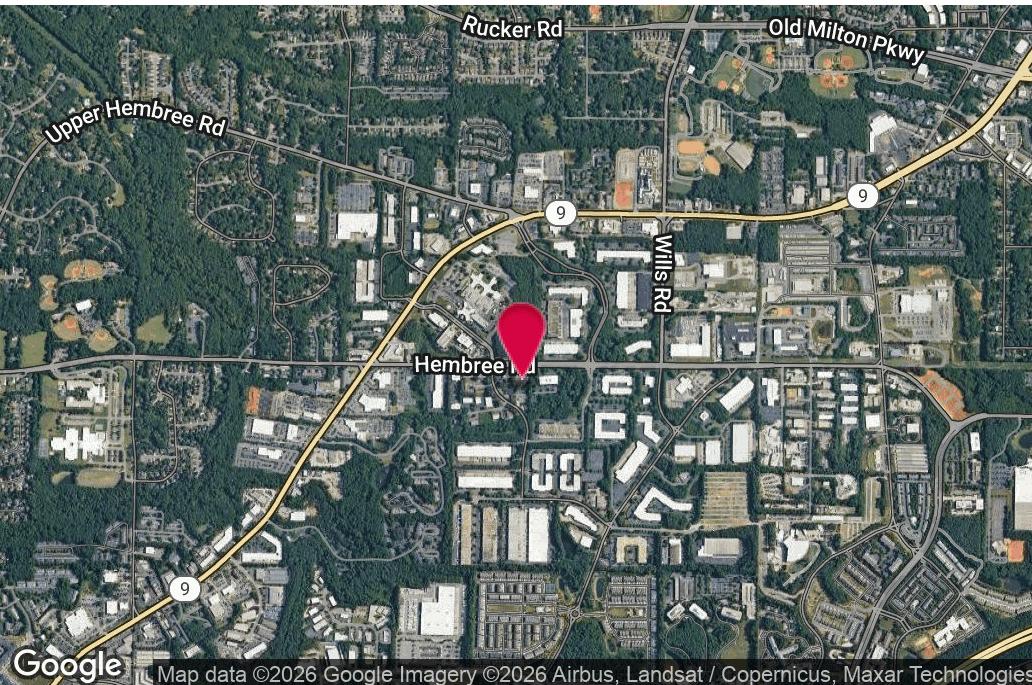
**KING** Industrial  
Realty, Inc.

Industrial • Commercial • Investment

404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



FOR  
SALE/LEASE



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## PROPERTY HIGHLIGHTS

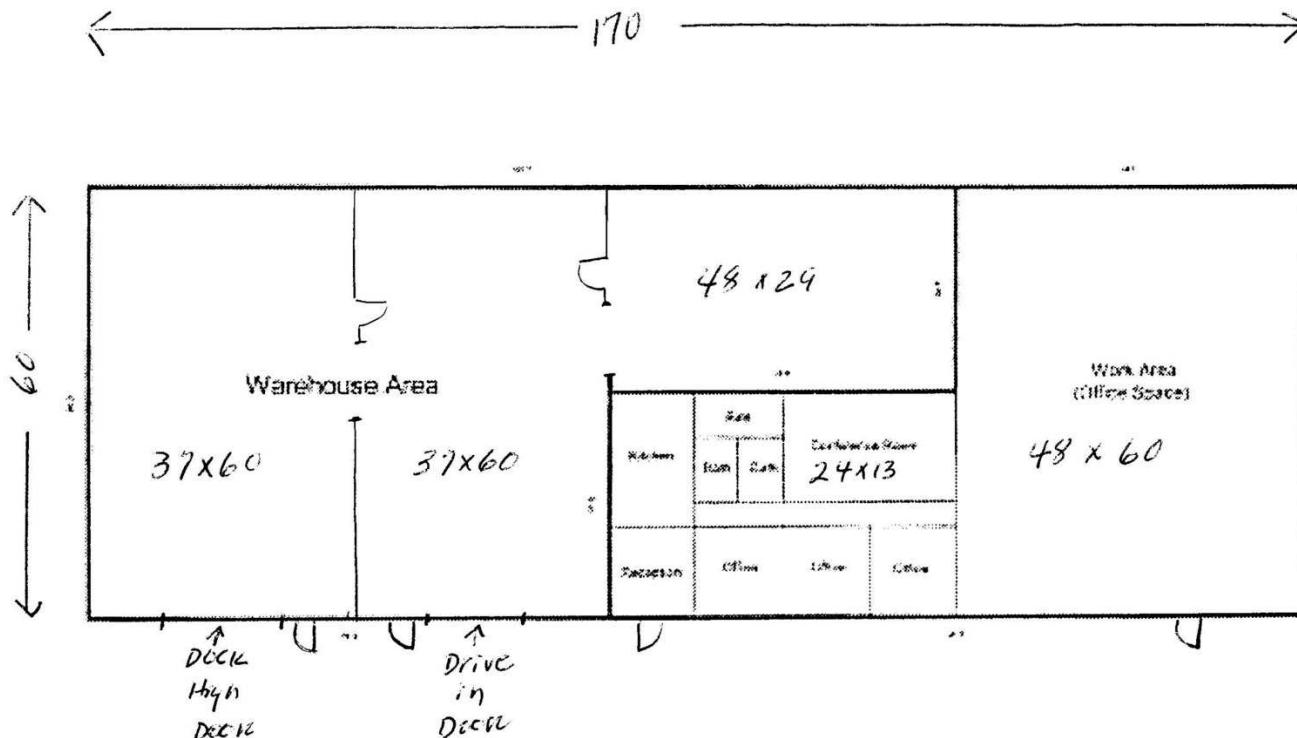
- Suite A: 4,680± SF Leased
- Suite B: 3,600± SF, 1 Drive-In Door
- Suite C: 2,200± SF, 1 Dock Door
- Full HVAC
- 200 Amps / 3 Phase Power
- 25 Car Parking Spaces
- Zoned Light Industrial City of Roswell
- Conveniently Located Minutes from GA-400

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# FLOOR PLAN

# BUILDING SKETCH

625 Hembree Parkway



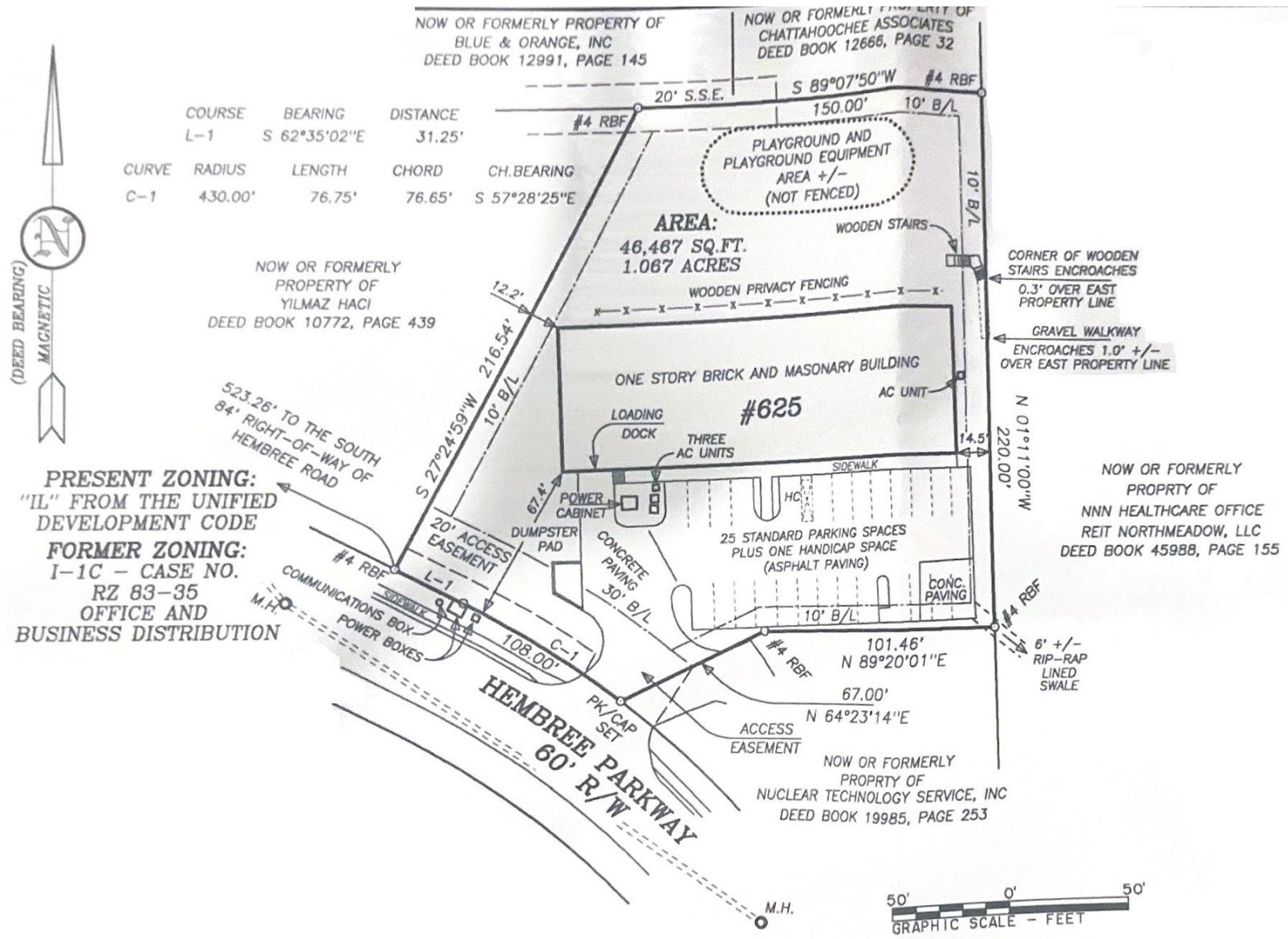
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# SURVEY



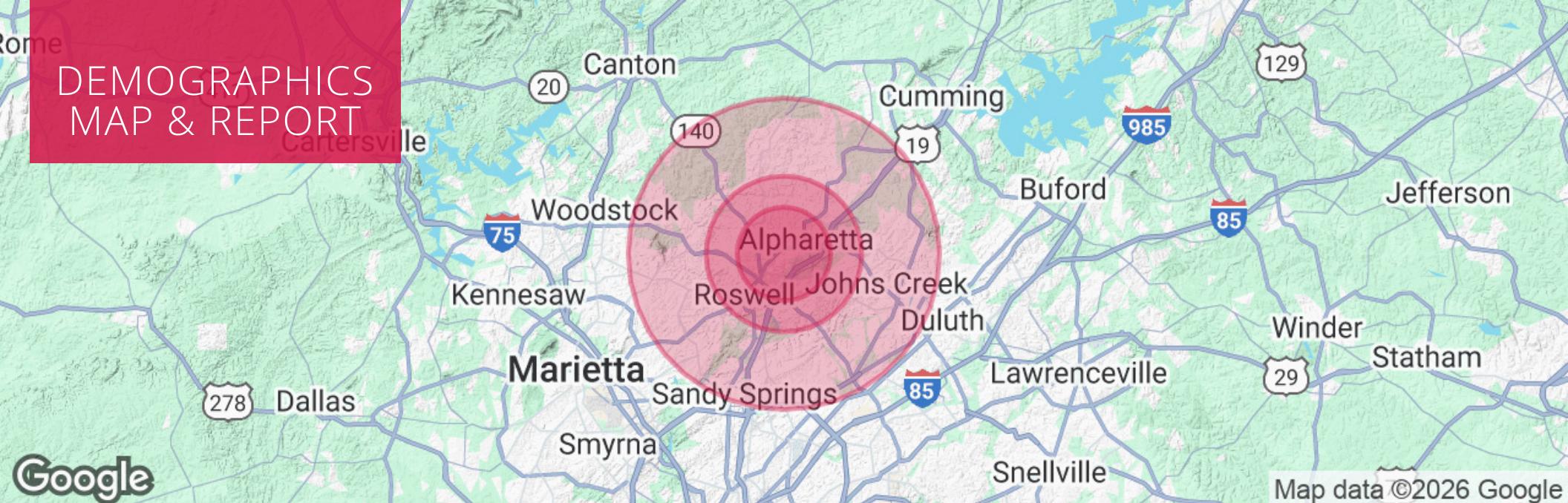
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# DEMOGRAPHICS MAP & REPORT



## 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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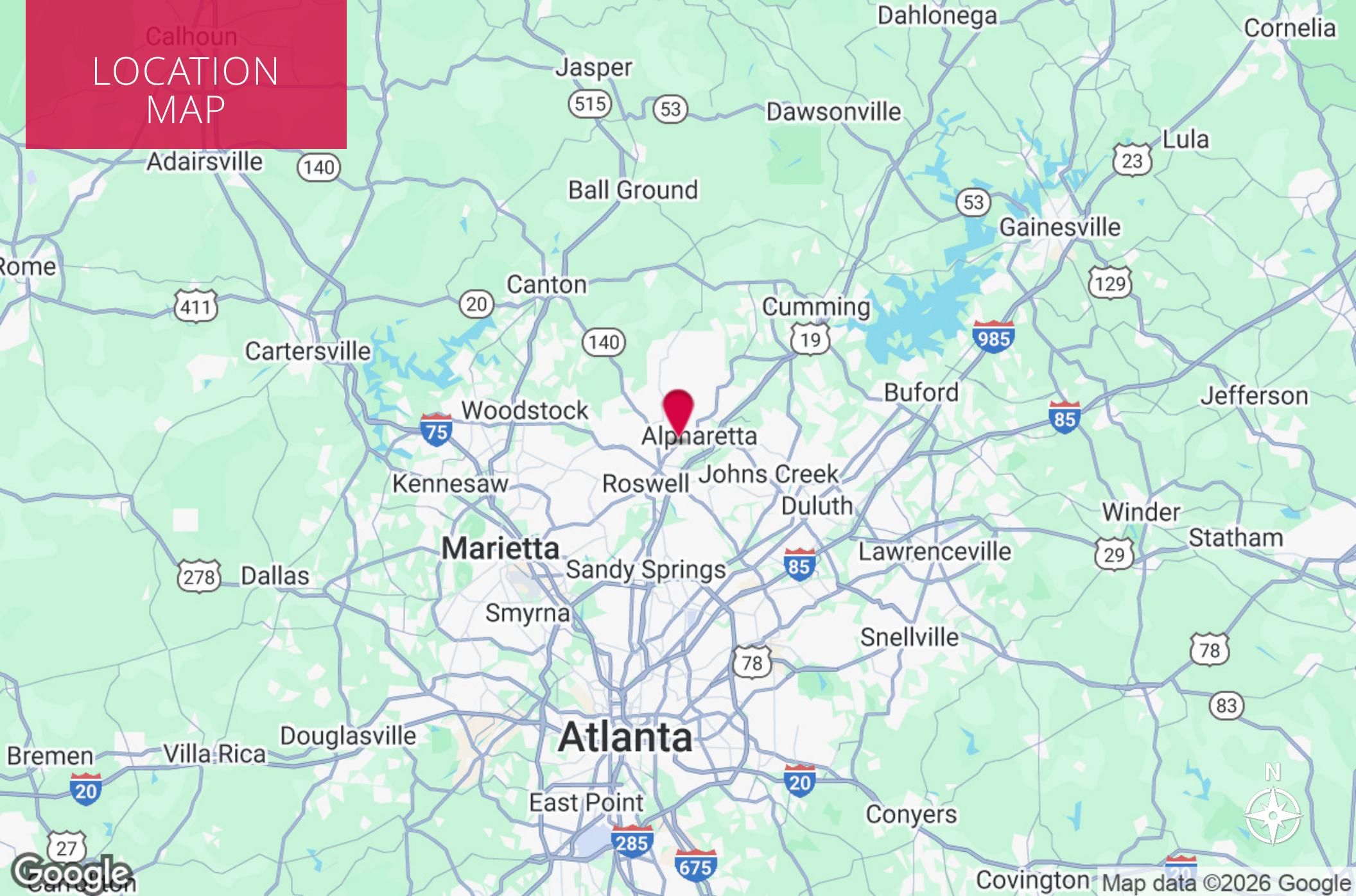
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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