



# FOR LEASE

11855 Alpharetta Hwy | Roswell, GA 30076

Move-In Ready Medical Office Space  
**3,233 SF**

**MATT ORVILLE**

Principal

O | 404.442.2814

C | 770.864.7868

[morville@lee-associates.com](mailto:morville@lee-associates.com)

**SAL ESTRADA**

Associate

O | 404.442.2824

C | 971.295.0841

[sestrada@lee-associates.com](mailto:sestrada@lee-associates.com)



# PROPERTY HIGHLIGHTS

Located along Alpharetta Highway, 11855 Alpharetta Hwy offers a prime opportunity for medical office users seeking a turnkey, Class A space. The recently renovated building features excellent highway frontage, strong visibility, and abundant on-site parking for patients and staff. Ideally positioned just around the corner from Wellstar North Fulton Hospital, the property provides convenient access to a major medical hub and surrounding healthcare providers, making it well-suited for a variety of medical or outpatient uses.

- *Available SF* | 3,233 SF
- *Lot Size* | 0.16 AC
- *Year Built* | 1989
- *Stories* | 1 story
- *Building Class* | A
- *Features* | Newly renovated interior & exterior, generous parking
- *Lease Rate* | Inquire



## MATT ORVILLE

Principal  
O | 404.442.2814  
C | 770.864.7868

morville@lee-associates.com

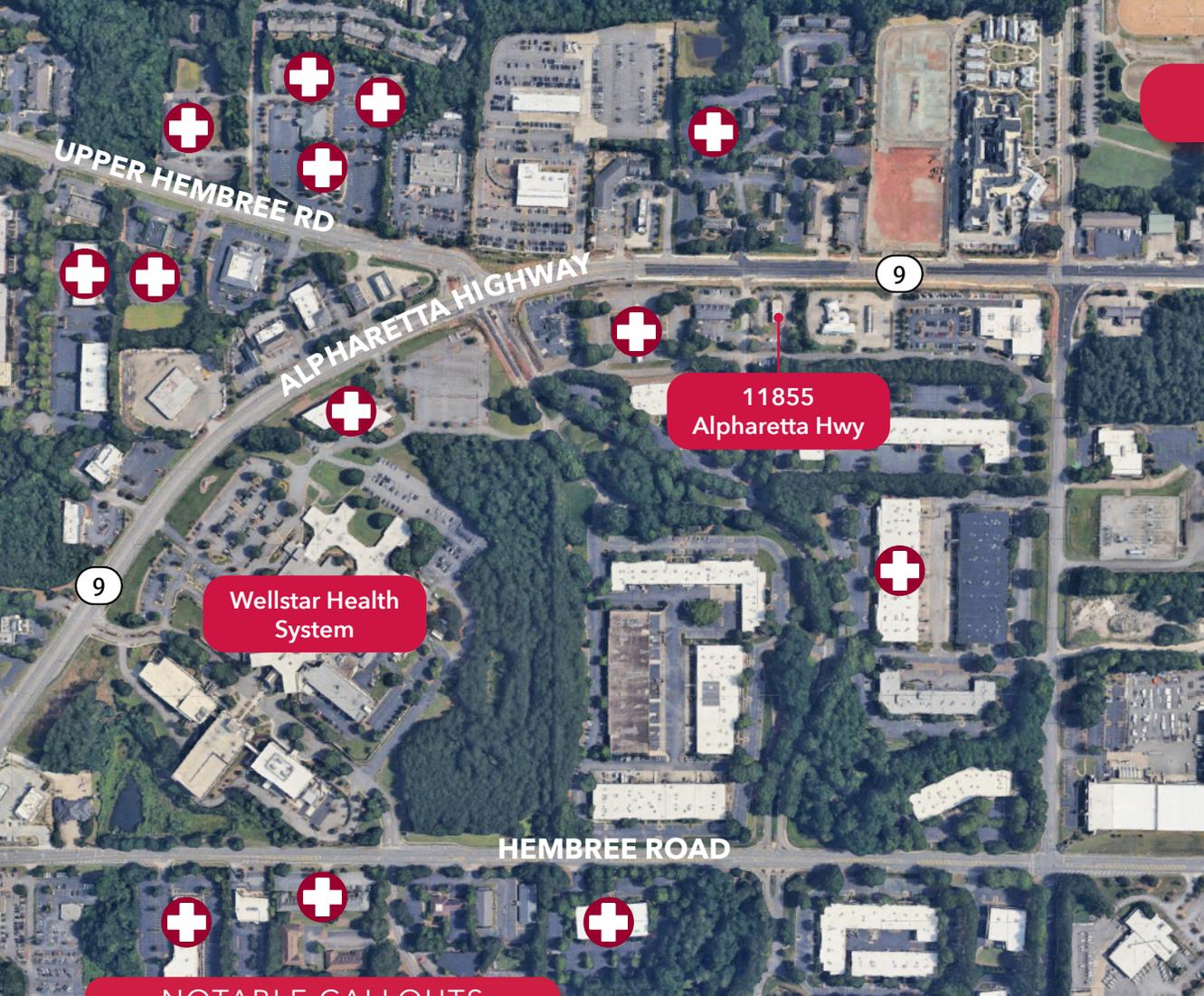
## SAL ESTRADA

Associate  
O | 404.442.2824  
C | 971.295.0841

sestrada@lee-associates.com



# LOCATION OVERVIEW



11855  
Alpharetta Hwy

Wellstar Health  
System

9

9

## NOTABLE CALLOUTS



### Medical Offices / Hospitals

- Wellstar North Fulton
- Georgia Urology
- Atlanta Center for Dermatologic Diseases
- North Fulton Pediatrics

### Retail / Shopping Centers

- Sam's Club
- Walmart
- UPS Store
- Staples

### Restaurants / Fast Food

- Chick-fil-A
- Village Burger
- Starbucks
- Moe's Southwest Grill

### Convenience Stores / Pharmacy

- QuikTrip
- CVS
- Kroger Pharmacy
- Walgreens



## POPULATION

	2024	2029
1 mile	5,887	6,027
3 miles	63,386	64,969
5 miles	168,491	172,672



## HOUSEHOLDS

	2024	2029
1 mile	2,416	2,478
3 miles	25,095	25,776
5 miles	64,635	66,284



## AVG. HOUSEHOLD INCOME

	2024
1 mile	\$158,775
3 miles	\$148,424
5 miles	\$148,737