



3215 - 3227 ROSWELL ROAD

3215 Roswell Road
Atlanta, Georgia 30305

Roswell Road
& East Andrews Drive

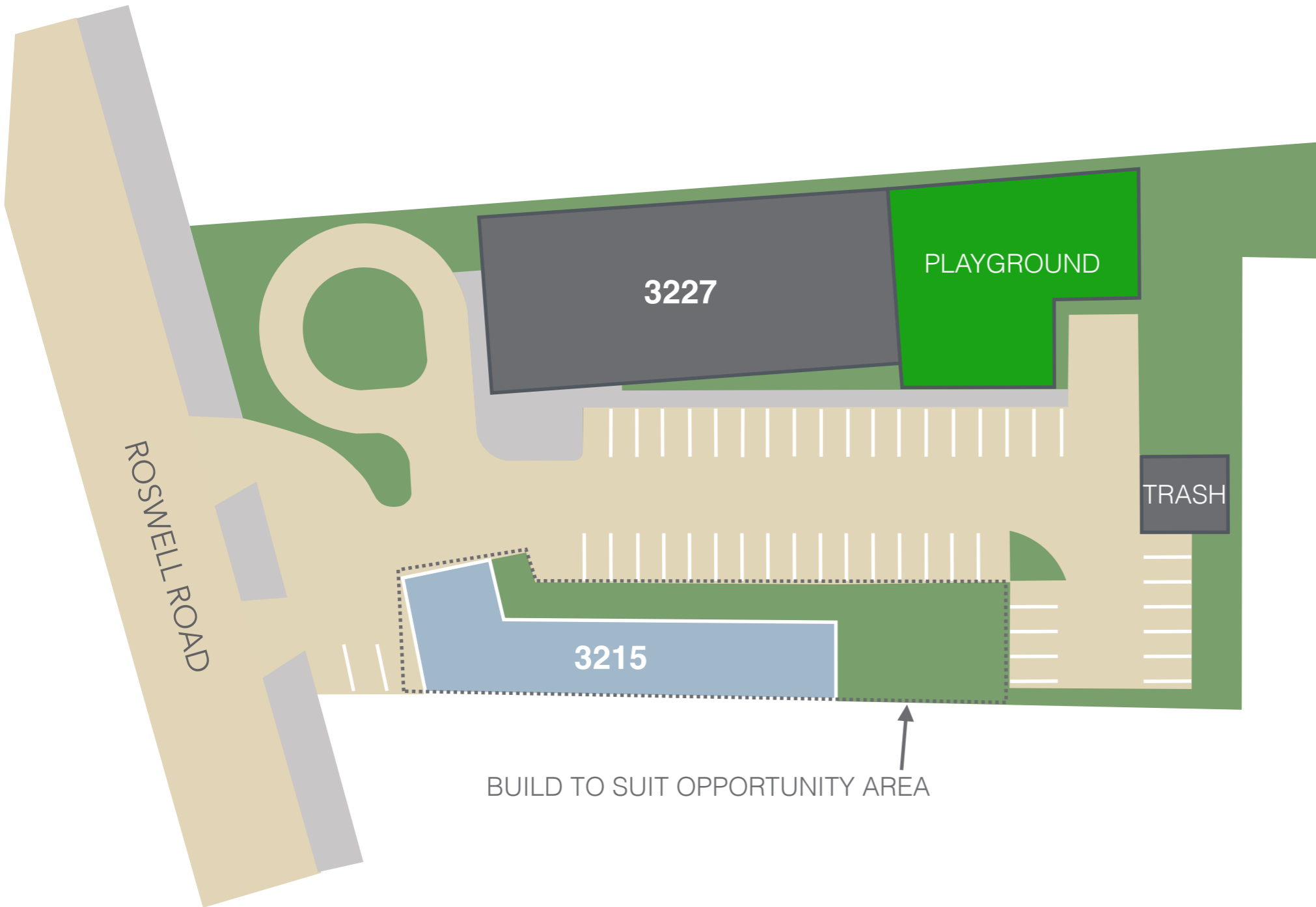
3215-3227 Roswell Road is a 1.3 Acre property located in the heart of Buckhead Atlanta. Enjoying a prime location in Buckhead's West Village, this property is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. 3215-3227 Roswell is currently scheduled to be improved with an 8,400 Square Foot Day Care on the North side leaving a 3,306 Square Foot Free Standing Building or Build to Suit opportunity on the south side. The property will offer ample on site surface parking and feature prominent signage on Roswell Road.



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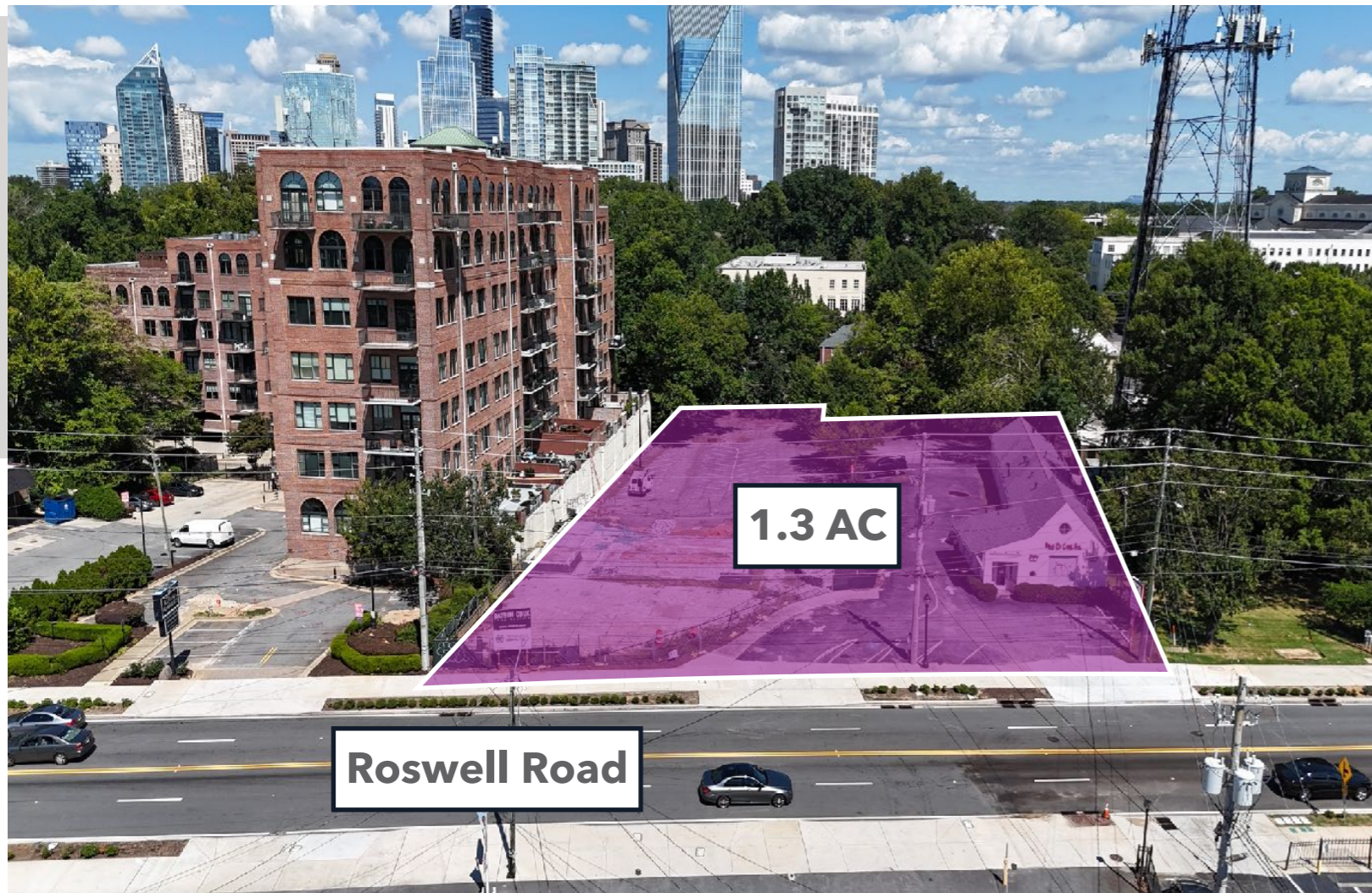
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Suite	Tenant
3215	AVAILABLE (3,306 sf OR BUILD TO SUIT)
3227	Daycare (8,400 sf)

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DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	26,568	130,418	334,315
Average HHI	\$132,589	\$141,216	\$137,928
Median Age	37.7	36.8	35
Total Households	16,054	67,754	163,720
Daytime Employees	54,177	118,627	436,191

TRAFFIC COUNT

2022

Roswell Road & Sardis Way (0.2 mi South of Site)	20,892 aadt
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ROSWELL ROAD

PEACHTREE ROAD

PIEDMONT ROAD

E PACES FERRY

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W PACES FERRY

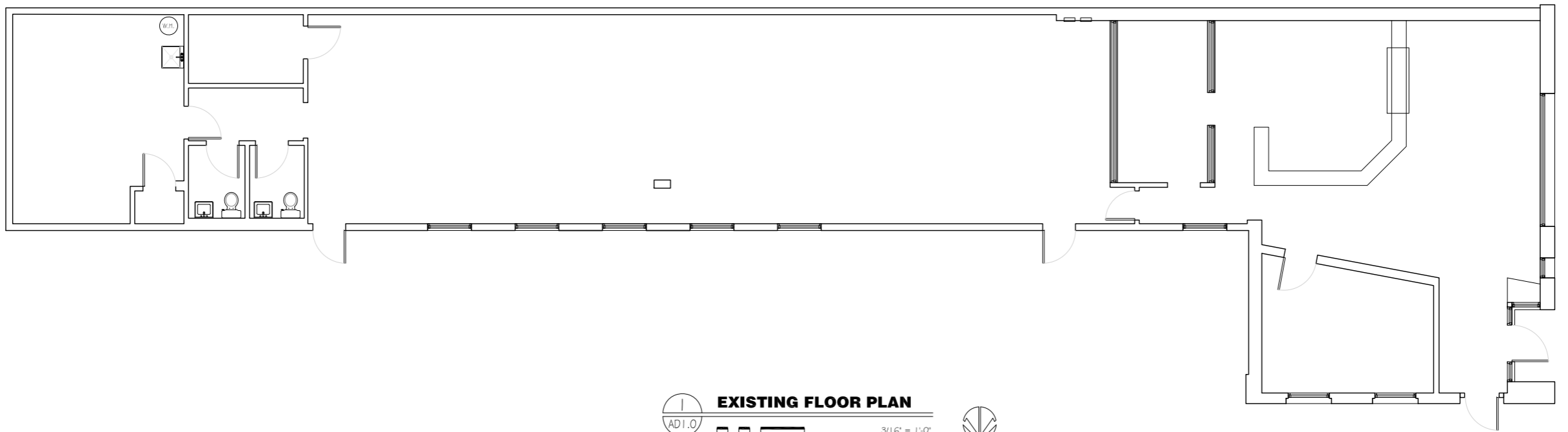


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EXISTING FLOOR PLAN
AD 1.0
3/16" = 1'-0"
NORTH

AREA = 3,306 SQ. FT.