

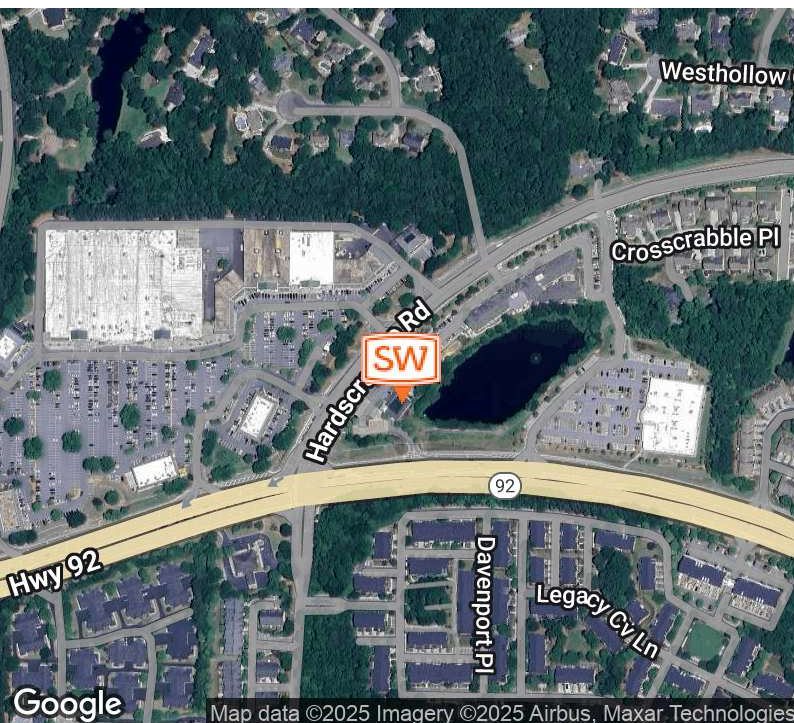
FOR SUBLEASE

1095 Woodstock Rd

Roswell, GA 30075



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	4,356 SF
Lot Size:	1.66 Acres
Zoning:	C3

PROPERTY HIGHLIGHTS

- Former American Family Care
- Approximately 8 years left on lease
- Fully built out medical facility, ideal for sublease
- Located at the high-traffic intersection of Hardscrabble Road (22,900 VPD) and Woodstock Road/Highway 92 (47,200 VPD)

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**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

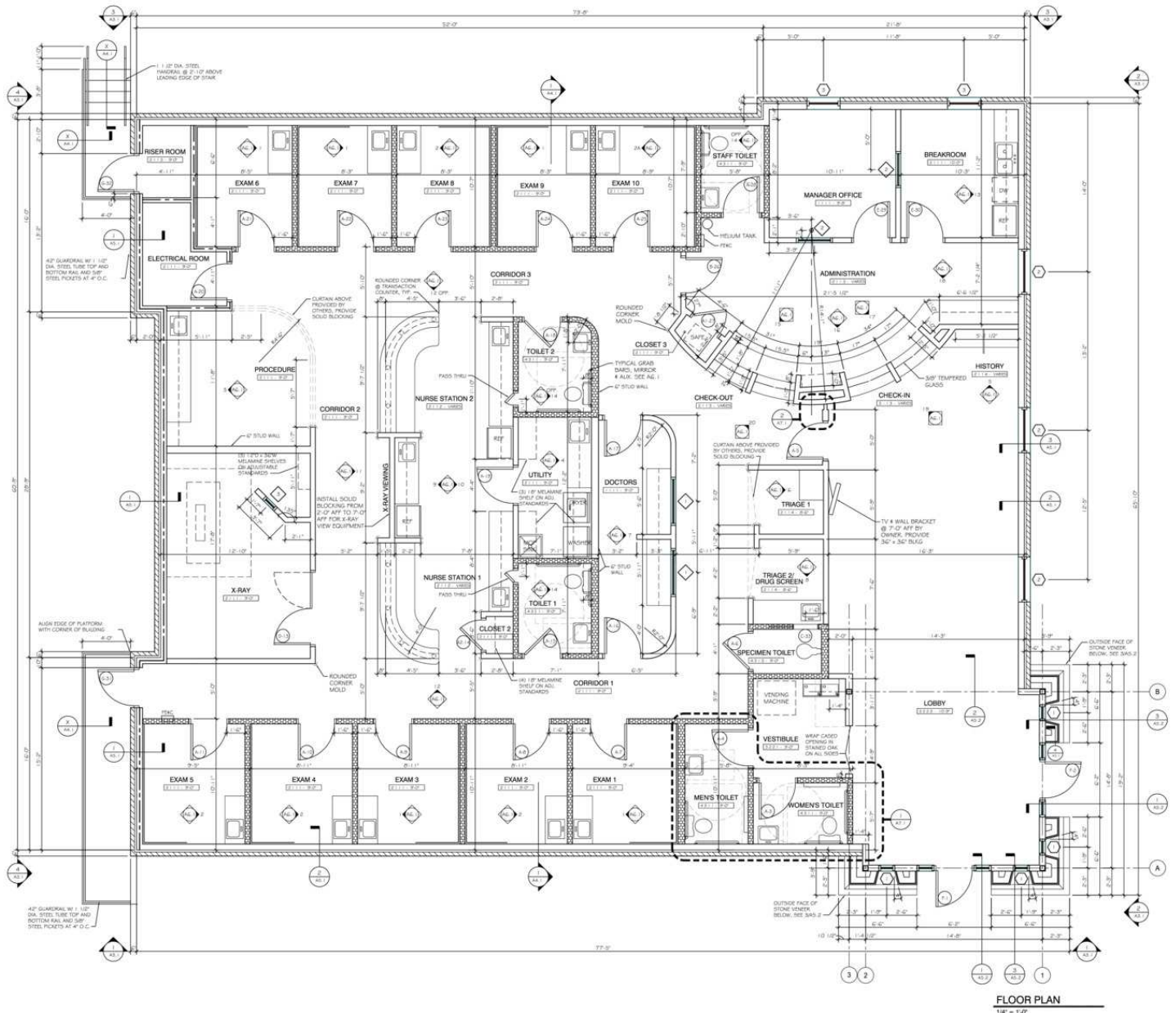
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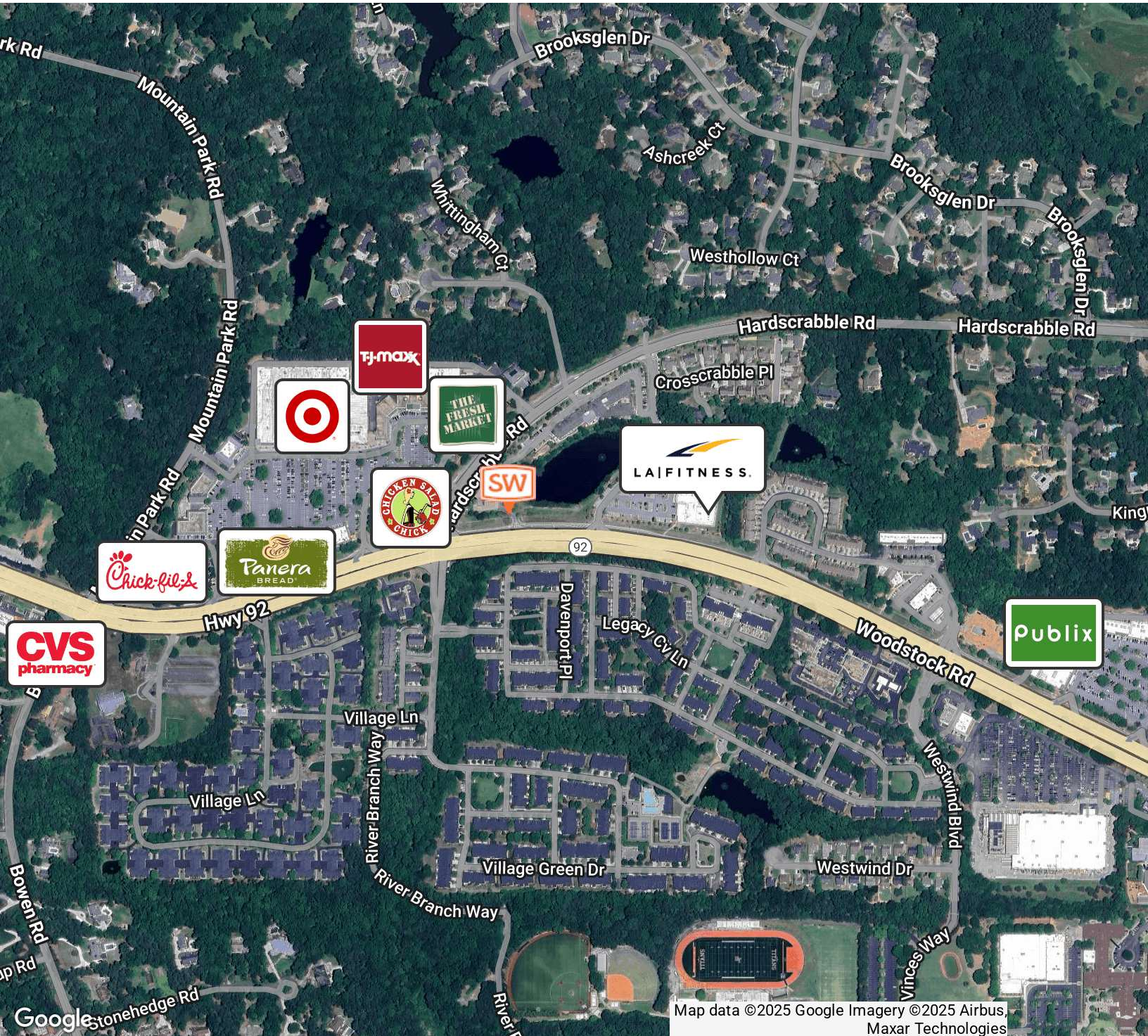
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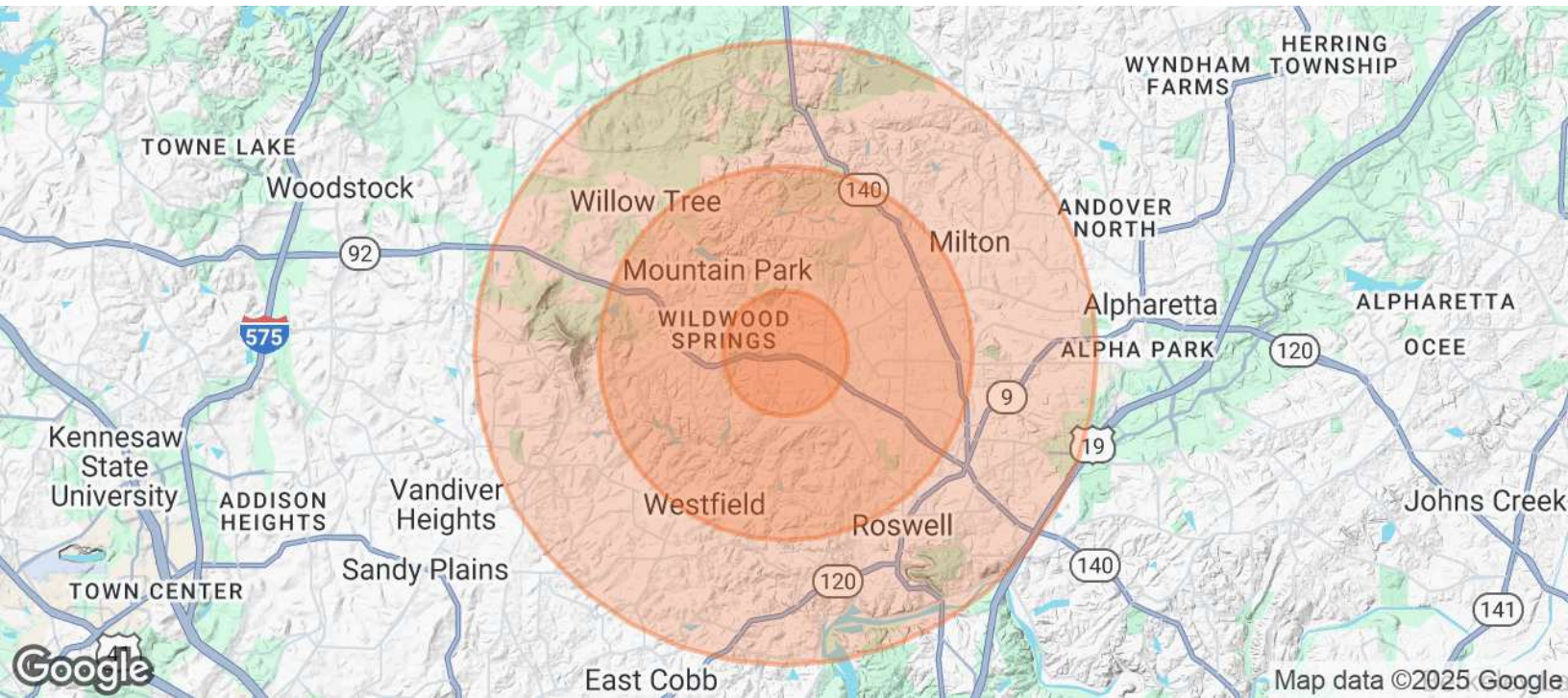
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,632	52,534	158,848
Average Age	46	42	41
Average Age (Male)	44	41	40
Average Age (Female)	48	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,870	18,657	57,513
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$218,999	\$207,762	\$188,533
Average House Value	\$661,873	\$655,826	\$606,050

Demographics data derived from AlphaMap

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