

10779 ALPHARETTA HWY

ROSWELL, GA 30076

FOR LEASE
2,021 SF OF RETAIL SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for the Tasobb Eyecare space, located at Mansell Shops, 10779 Alpharetta Highway, Roswell, GA 30076.

This offering presents an excellent opportunity for a business seeking a highly visible, well-positioned commercial space in one of North Fulton's most active corridors.

The suite comprises approximately 2,021 square feet and features a versatile layout ideal for retail, medical, or professional office use. The space includes four private offices located toward the rear of the suite, providing functional work areas for staff or consultations, along with a large open front area perfect for a showroom, reception, or customer-facing operations. A private restroom is also included for added convenience.

Situated within the Mansell Shops retail center, this property benefits from strong traffic counts, excellent visibility along Alpharetta Highway, and convenient access to Mansell Road, GA-400, and the surrounding Roswell and Alpharetta communities.

For additional information or to schedule a tour contact: Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- 2,021 SF
- Zoned Retail
- Fulton County
- Call For Pricing
- 4 Private Offices & Large Open Front Area
- Close Proximity to Major Highways

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: ROSWELL

Roswell, Georgia is one of Metro Atlanta's most desirable suburban markets, known for its strong demographics, thriving business community, and high quality of life. Strategically located in North Fulton County, Roswell offers excellent accessibility via GA-400 and major thoroughfares connecting to Alpharetta, Sandy Springs, and downtown Atlanta.

The city features a balanced mix of retail, office, and light industrial properties supported by strong household incomes and consistent consumer demand. Roswell's vibrant historic downtown, top-rated schools, and pro-business environment continue to attract both national and local tenants, making it a stable and sought-after market for commercial real estate investors seeking long-term value and growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	23,400	114,800	253,200
Number of Employees	18,000	90,800	199,700
Avg. Household Income	\$109,300	\$118,900	\$125,900

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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