



AVAILABLE

**525 E CROSSVILLE RD
ROSWELL, GA 30075**

14,000 SF MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

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Property Information

PROPERTY OVERVIEW

Property Address	525 E Crossville Rd
Building Size	14,000 SF
Total Acreage	2.07 Acres
Type	Retail
Zoning	OP, Office Park District
Year Built	2004

PROPERTY HIGHLIGHTS

We are pleased to offer for sale or for lease a 14,000 square foot office building. This building is ideal for medical use or a professional office. With close proximity to Wellstar North Fulton Medical Center, this location presents a great opportunity for many medical users.

- Dedicated Traffic Signal on Hwy 92 at Mansell Rd
- Co-tenancy with other national retailers and numerous restaurants.
- Close proximity to Holcomb Bridge/Hwy 9 intersection
- 44,000 vehicles per day along Crossville Rd
- 14,000 SF Office/Bank Branch, with three-lane drive-thru
- Two-story building (2nd floor office built out)
- Reinforced concrete over steel frame with brick exterior
- 77 parking spaces
- Elevator access (2)



Property Imagery



Map & Demographics



Population

1 Mile	9,639
3 Miles	71,052
5 Miles	181,496



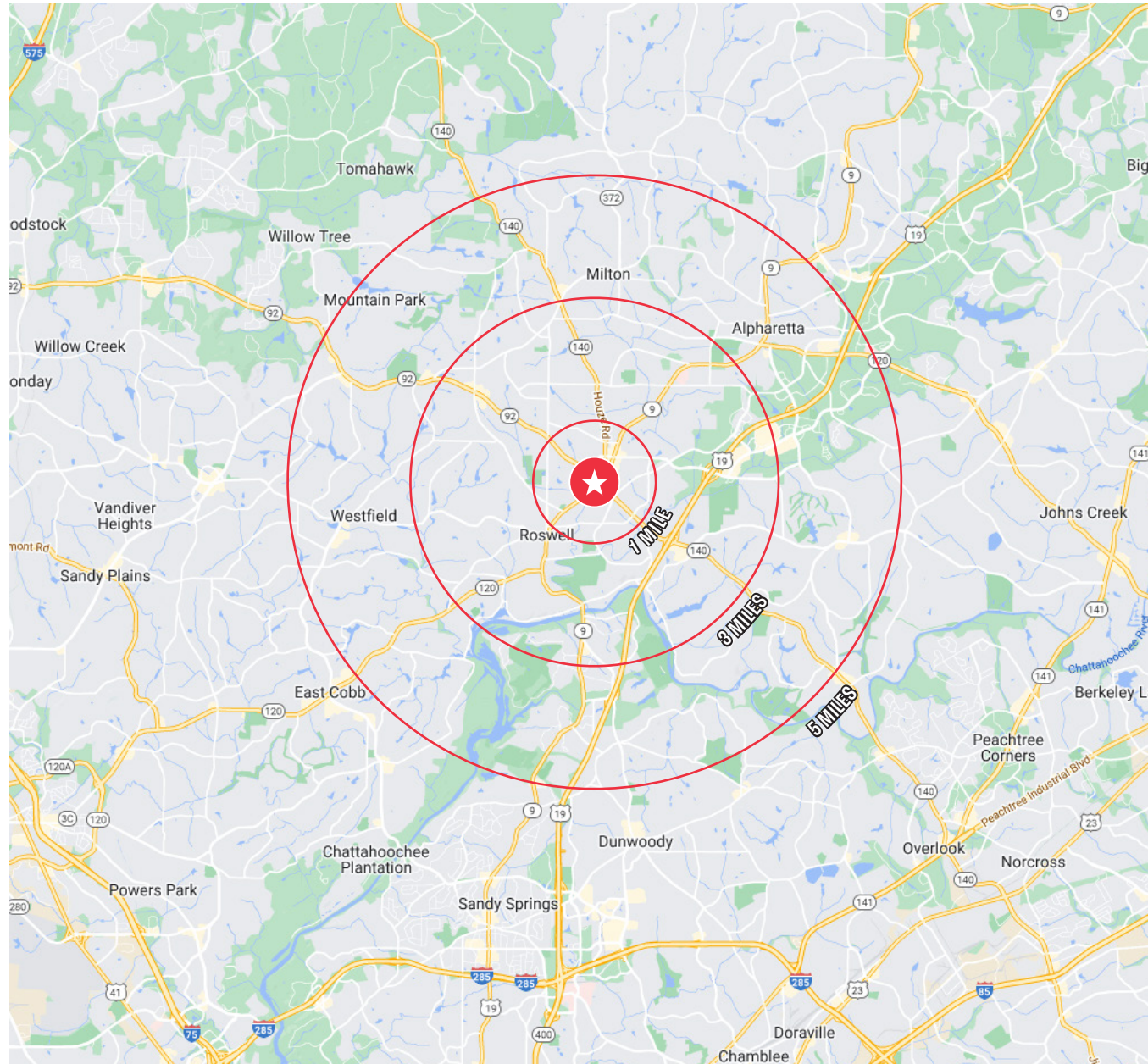
Daytime Population

1 Mile	10,726
3 Miles	56,166
5 Miles	110,376

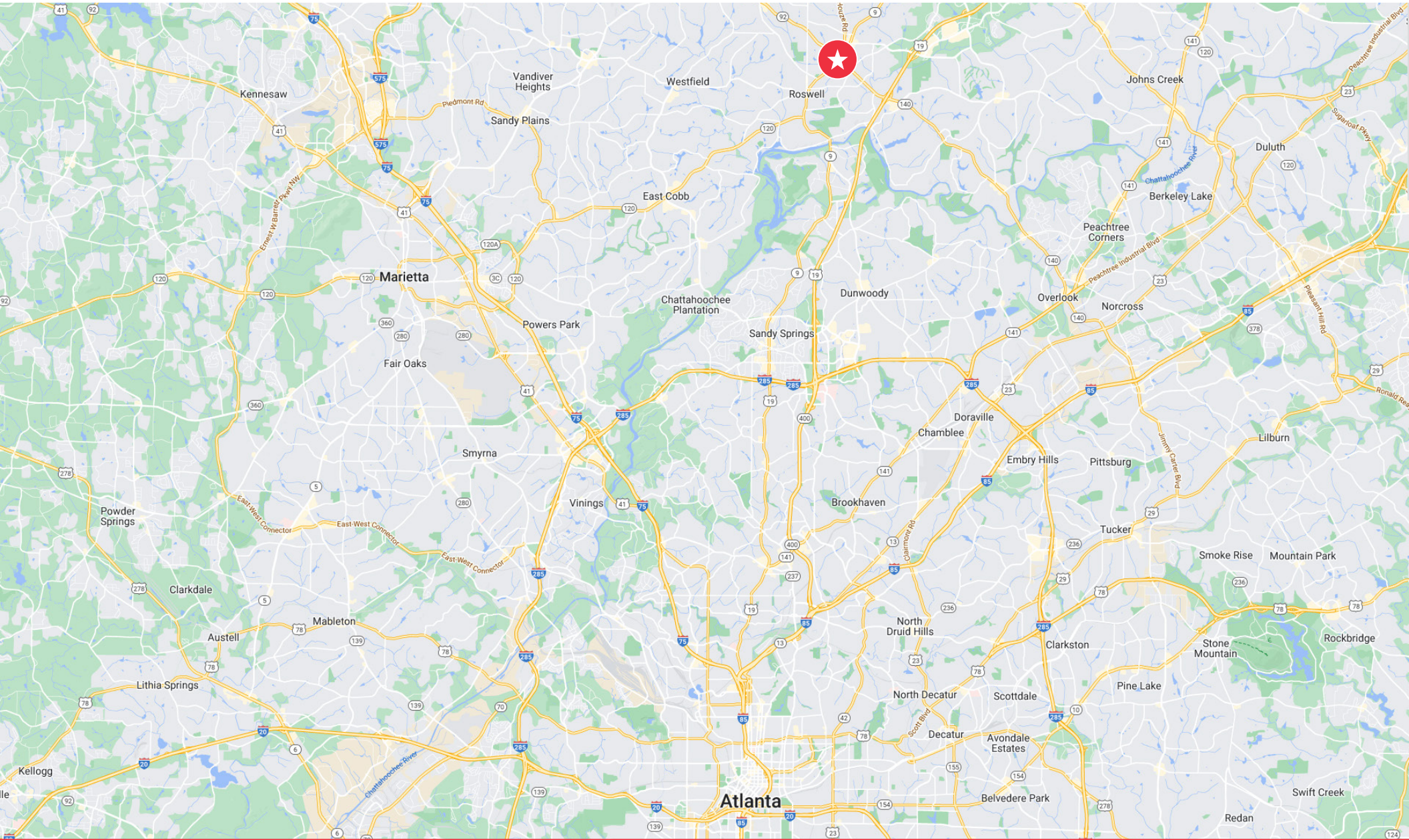


Avg. Household Income

1 Mile	\$129,338
3 Miles	\$133,582
5 Miles	\$144,620



Map



The logo for Mohr Partners features a stylized 'M' icon on the left, composed of three vertical bars of varying heights and a horizontal bar at the bottom. To the right of the icon, the word 'MOHR' is written in a large, bold, white, sans-serif font. Below 'MOHR', the word 'PARTNERS' is written in a smaller, white, sans-serif font. A small 'TM' trademark symbol is located at the top right of the 'R' in 'MOHR'.

MOHRTM PARTNERS

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