

# JUST LISTED

# TBRE

REAL ESTATE SERVICES

## NEW LISTING: 10500 OLD ALABAMA RD 9,042-SF PRIME COMMERCIAL FACILITY

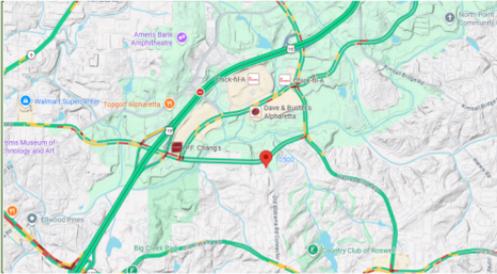
### A Premier Owner-User Office – now available with TBRE

TBRE is proud to present a high-visibility, 9,042 SF professional asset on a sprawling 1.89-acre lot. Perfectly positioned for medical, financial, or corporate headquarters, this premium masonry building offers a turnkey solution in a land-constrained market. Stop renting and start building equity—seize the rare chance to own a signature property in one of Georgia's most affluent submarkets.



### PROPERTY SNAPSHOT

- Asking Price: Contact us
- This owner-user asset allows you to stop renting and start building equity in Alpharetta.
- The property is bank- and medical-ready, featuring three drive-thru bays and an existing ATM for immediate use.
- Redevelopment potential for mixed-use, including office, retail, or restaurant.
- Surrounded by high-income households averaging over \$146K within 5 miles.
- Prime signage offers excellent visibility on a major thoroughfare.



### WHY TBRE

**We don't just list—we close.**

**We don't just market—we position.**

**We don't just transact—we maximize value.**

**Whether You're Listing, Investing, or Expanding—TBRE Delivers.**

From former bank infrastructure to modern owner-user needs, we deliver clarity, strategy, and execution to every acquisition.

**Let's talk about what's next—for your property, your portfolio, or your vision.**

**10500 OLD ALABAMA is proof**

Exclusive Single Tenancy

Turnkey Opportunity

Prime Location

Low Maintenance



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