



936 Holcomb Bridge Rd, Roswell, GA 30076

**\$1,300,000**

936 Holcomb Bridge Road

Centrally located versatile Office Building in bustling Roswell, GA - 5,334 Sq Ft



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Got any questions? I'm happy to help.



Details

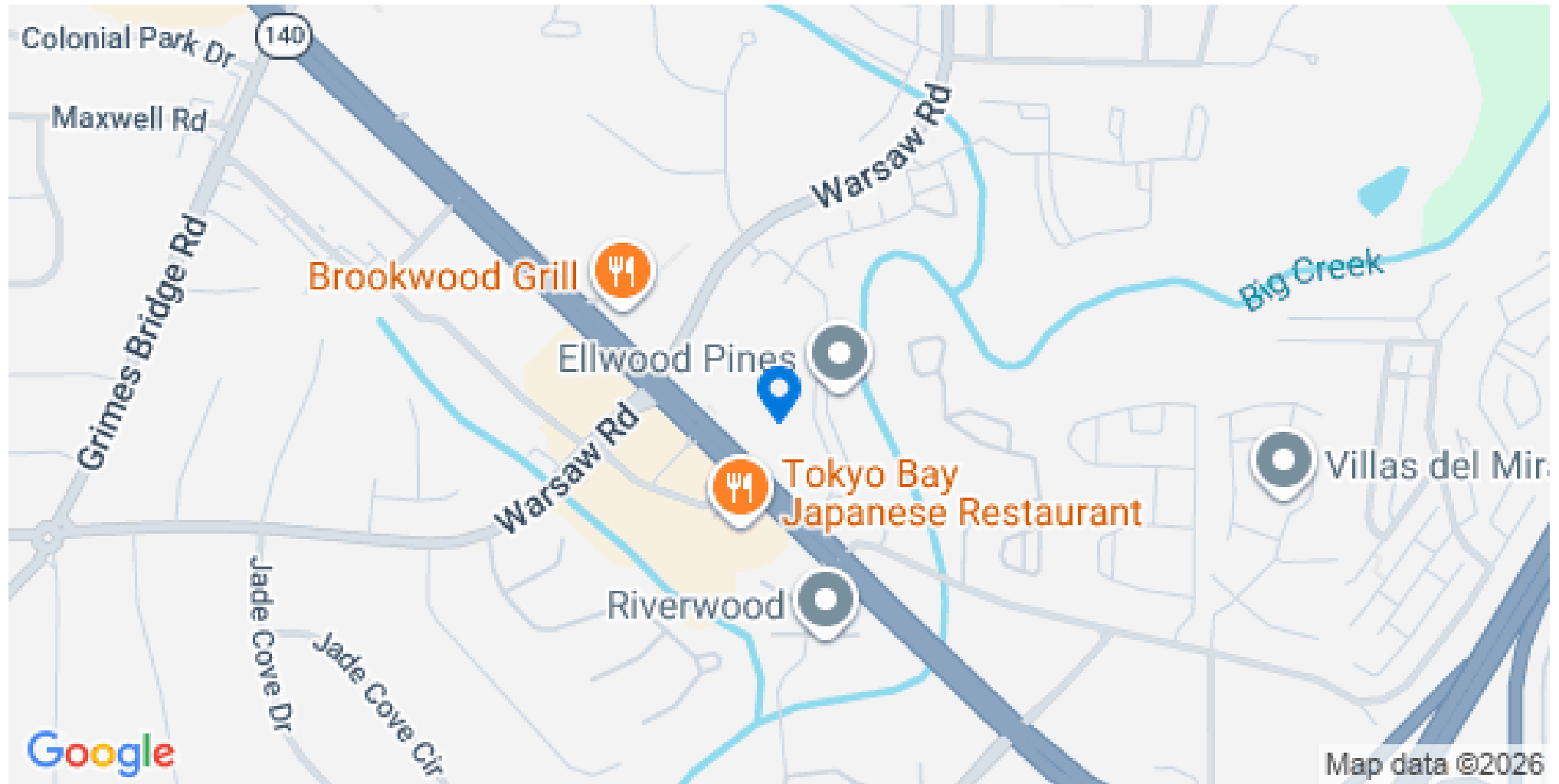
|                |   |                  |          |
|----------------|---|------------------|----------|
| Asking Price   | \$1,300,000   | Property Type    | Office   |
| Sub Type       | Creative Office, Executive Office, Traditional Office | Class            | B        |
| Square Footage | 5,334   | Price per SqFt   | \$243.72 |
| Occupancy      | Vacant  | Year Built       | 1985     |
| Buildings      | 1   | Stories          | 1        |
| Zoning         | OP  | Lot Size (acres) | 0.44     |
| Broker Co-Op   | Yes   |                  |          |

Marketing Description

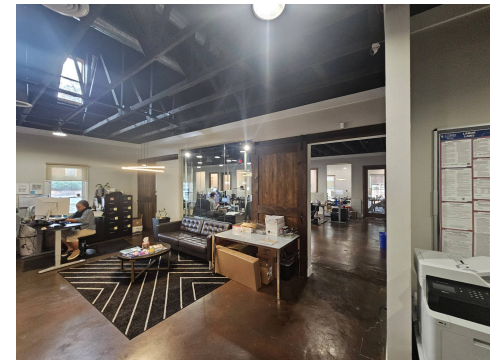
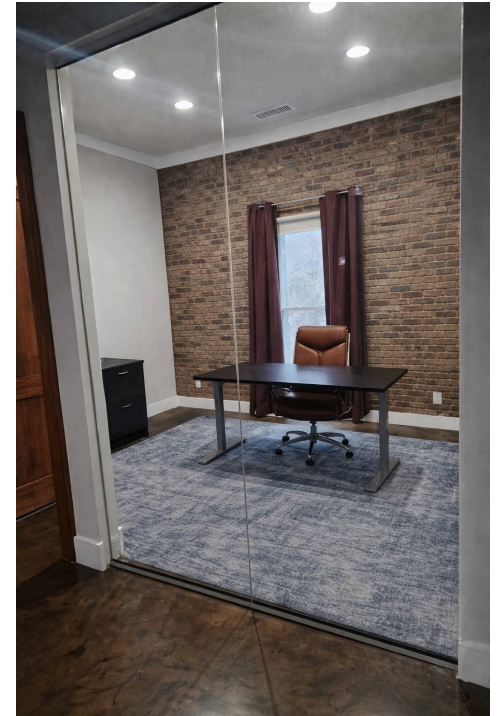
Located in the heart of Roswell, GA, 936 Holcomb Bridge Road offers a rare opportunity to secure a highly visible, centrally located office just off one of the area's most traveled corridors. This 5,334-square-foot versatile office suite is thoughtfully configured with 15 private offices, two conference rooms, a generous kitchen/break area, and an expansive bullpen/creative workspace, making it ideal for a wide range of professional users. The property sits within a rapidly growing corridor, surrounded by significant new investment including a new QuikTrip (QT), Dutch Bros Coffee, the City of Roswell Public Safety Headquarters, and the Big Creek Parkway road project currently underway, enhancing accessibility and long-term value. With its strategic location, flexible layout, and strong surrounding momentum, 936 Holcomb Bridge Road is perfectly positioned for businesses looking to grow in one of North Fulton's most dynamic submarkets.



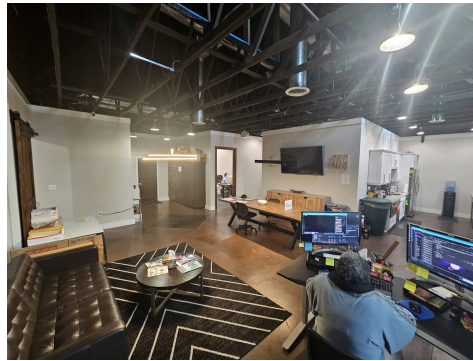
Location (1 Location)



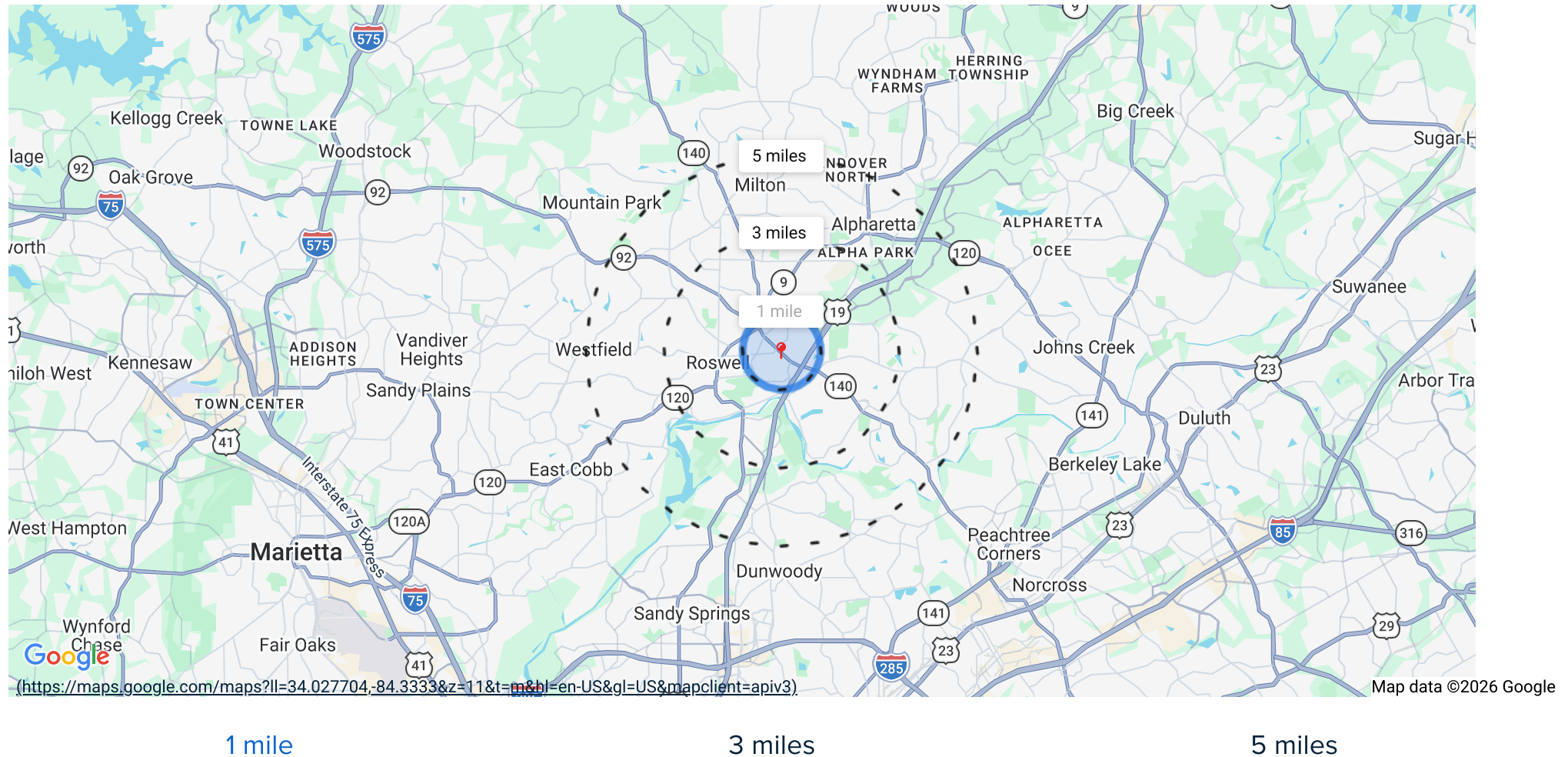
Property Photos (16 photos)







## Demographic Insights



## Population

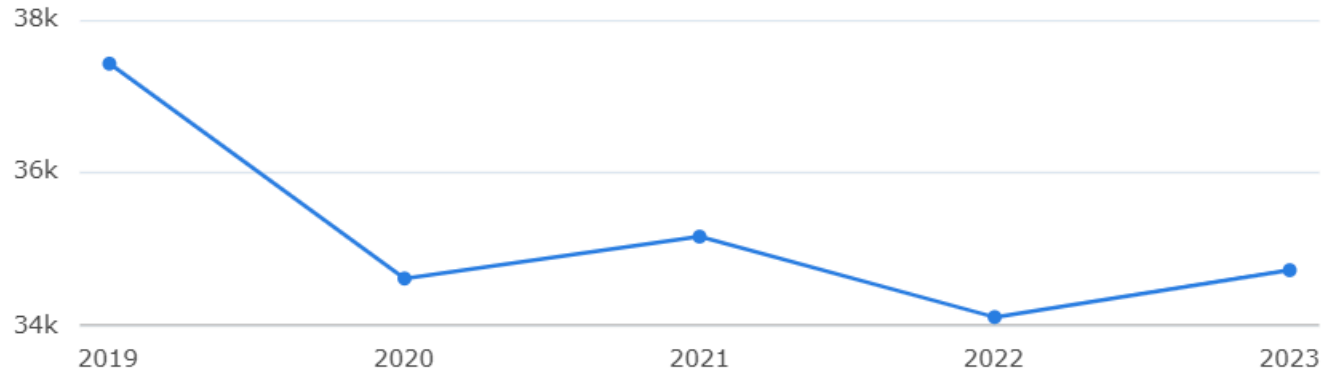
34.7k

↑ 1%

Compared to 34.1k in 2022

↓ 7%

Compared to 37.4k in 2019



## Household Income

\$95.6k

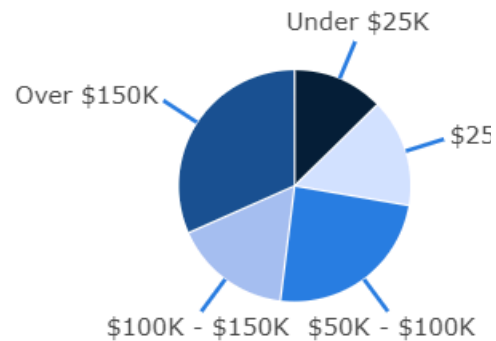
Median Income

\$96.5k

2028 Estimate

↑ 1%

Growth Rate



## Age Demographics

36

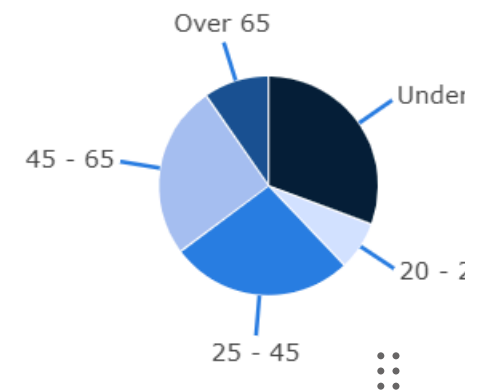
Median Age

34

2028 Estimate

↓ 4%

Growth Rate



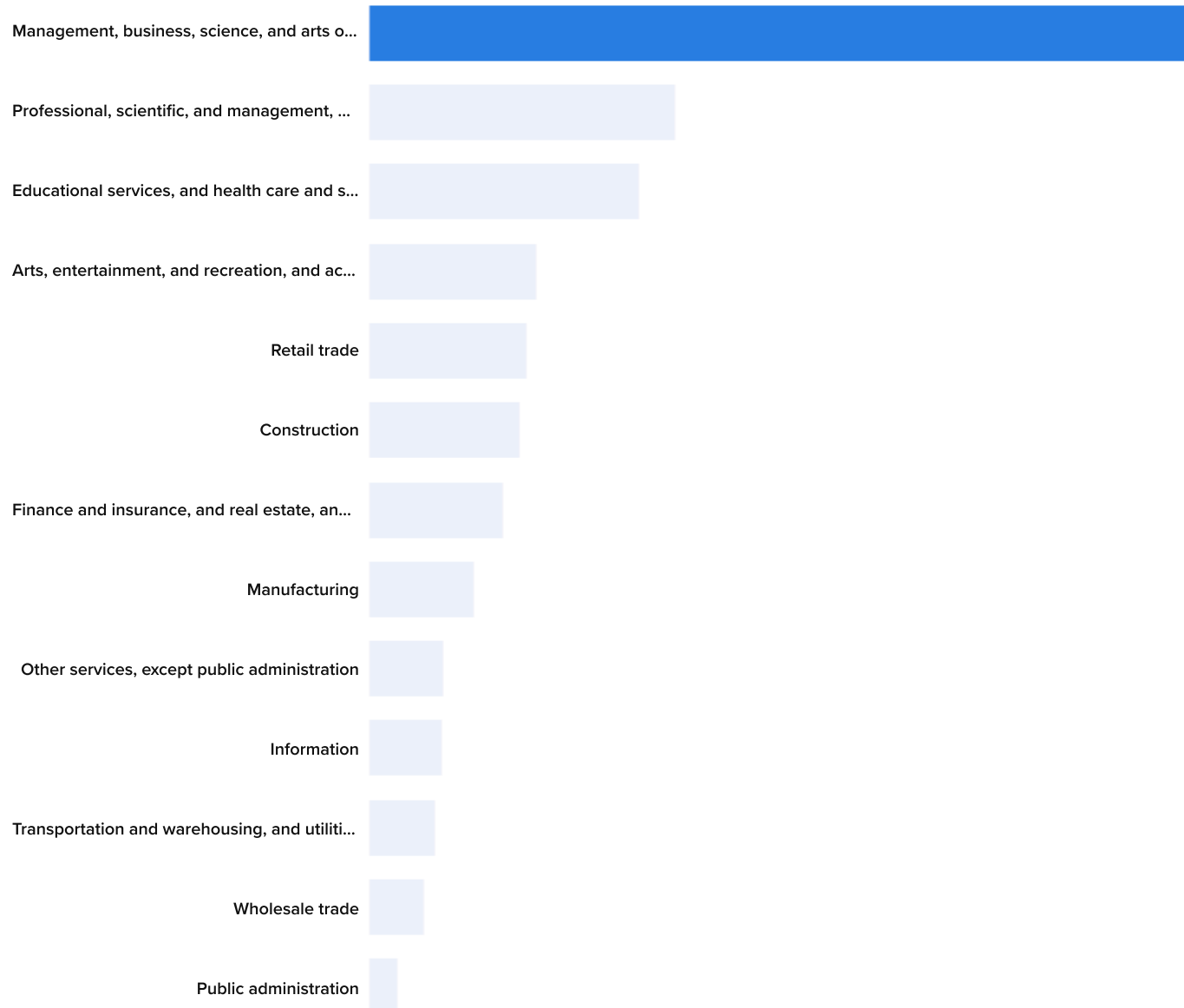




## Number of Employees

26.2k

### Top Employment Categories



Agriculture

## Housing Occupancy Ratio

**15:1**

16:1 predicted by  
2028

Occupied



Vacant

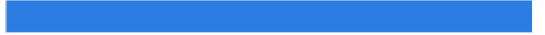


## Renter to Homeowner Ratio

**1:1**

2:1 predicted by  
2028

Renters



Homeowner

