



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

Got any questions? I'm happy to help.



Matt Judy
GA 368510
404.643.5952



Listing Added: Today
 Listing Updated: Today



Details

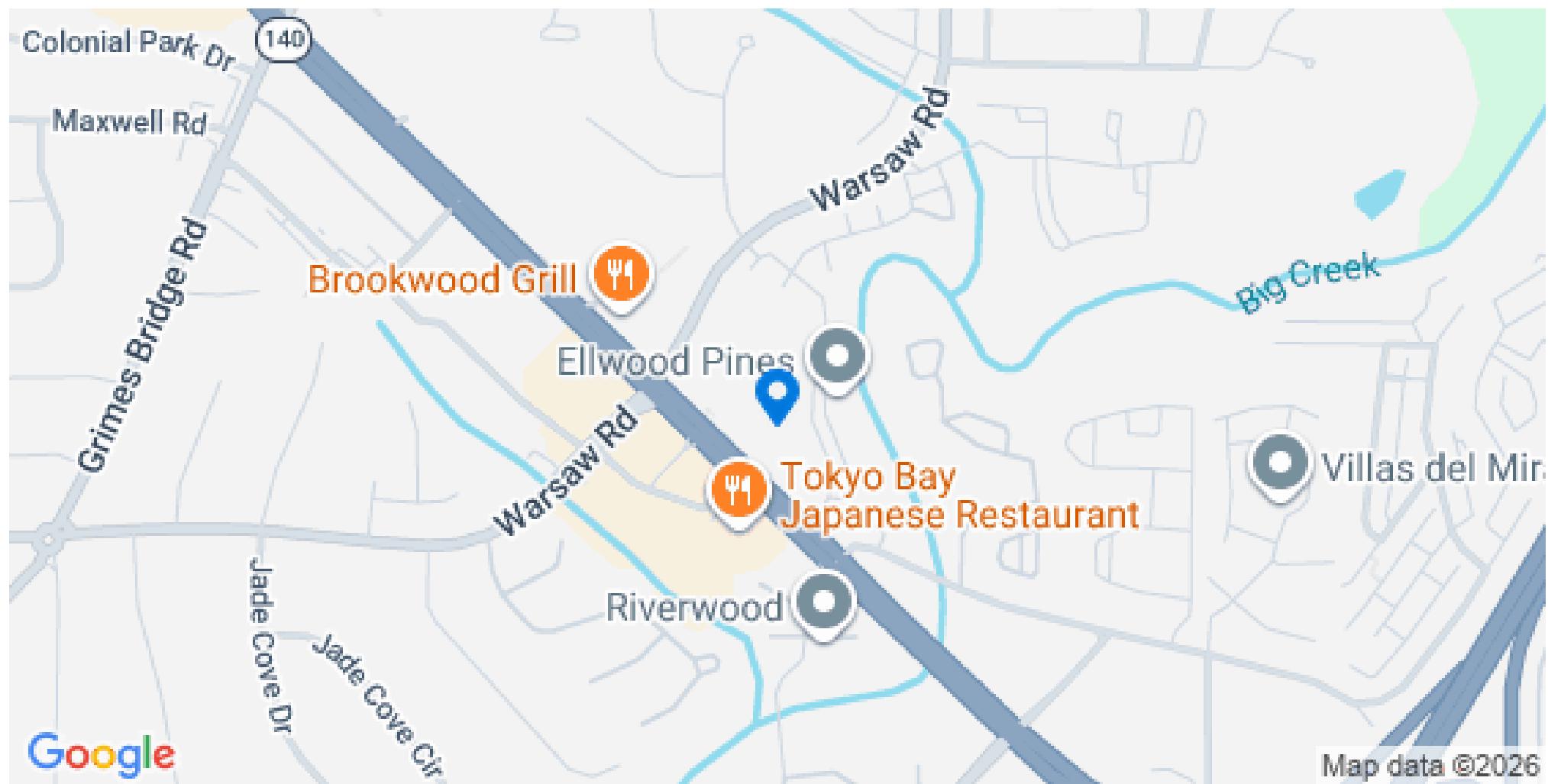
Asking Price	\$1,300,000	Property Type	Office
Sub Type	Creative Office, Executive Office, Traditional Office	Class	B
Square Footage	5,334	Price per SqFt	\$243.72
Occupancy	Vacant	Year Built	1985
Buildings	1	Stories	1
Zoning	OP	Lot Size (acres)	0.44
Broker Co-Op	Yes		

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.

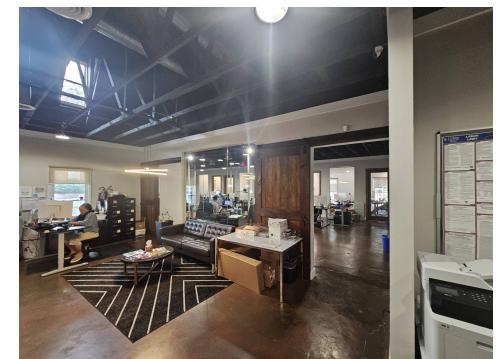
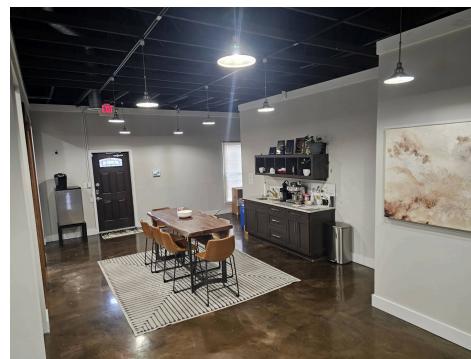
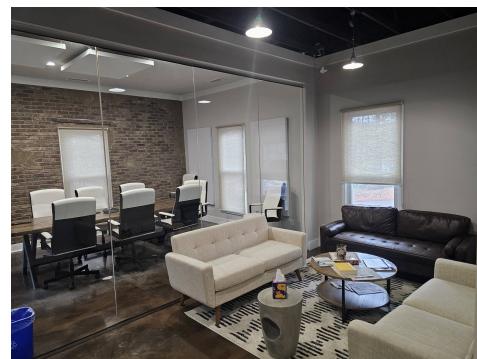
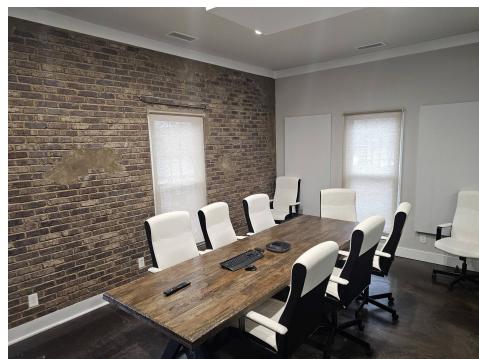
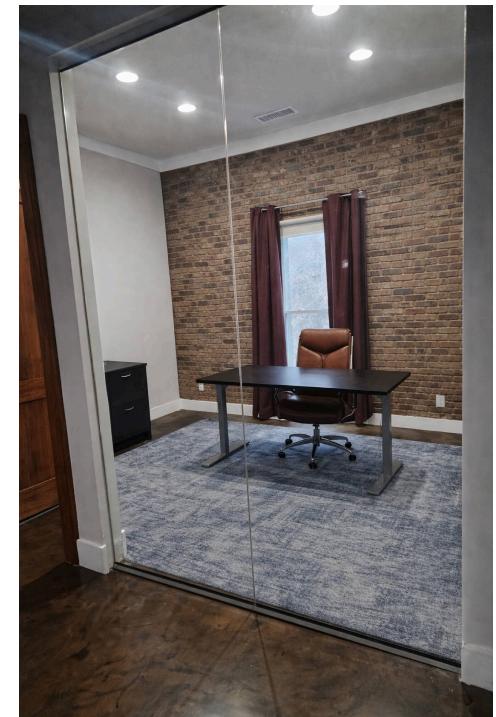


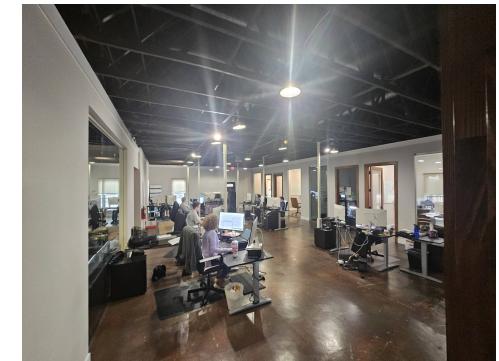
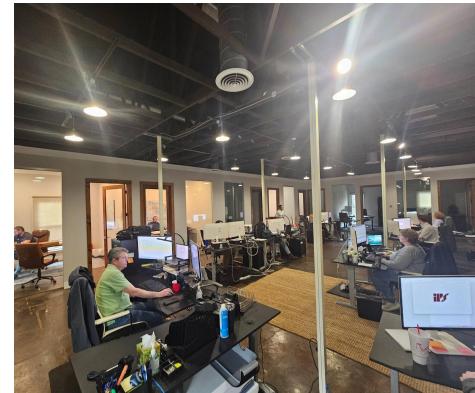
Location (1 Location)



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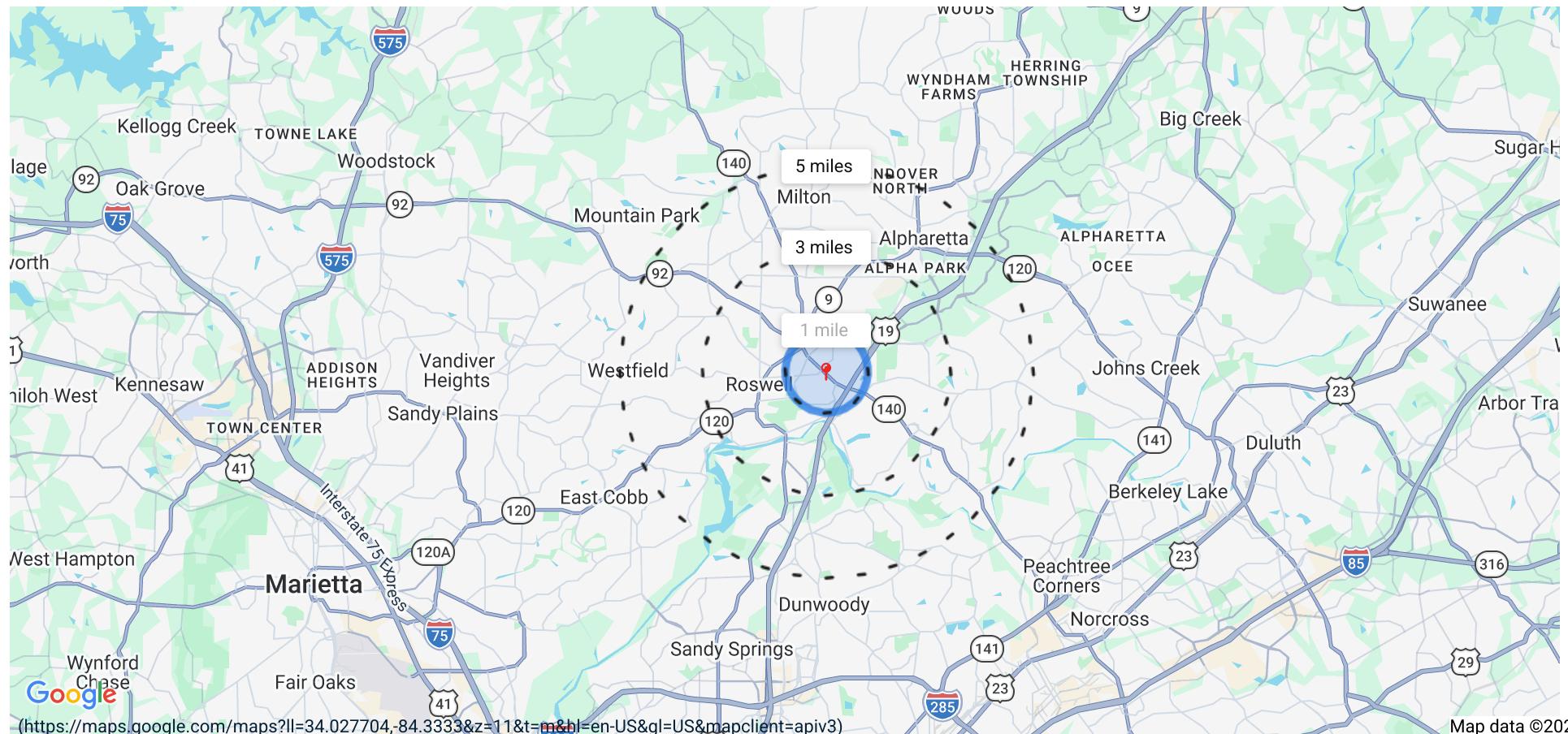
Property Photos (16 photos)





Demographic Insights

Demographic Insights



1 mile

3 miles

5 miles



Population

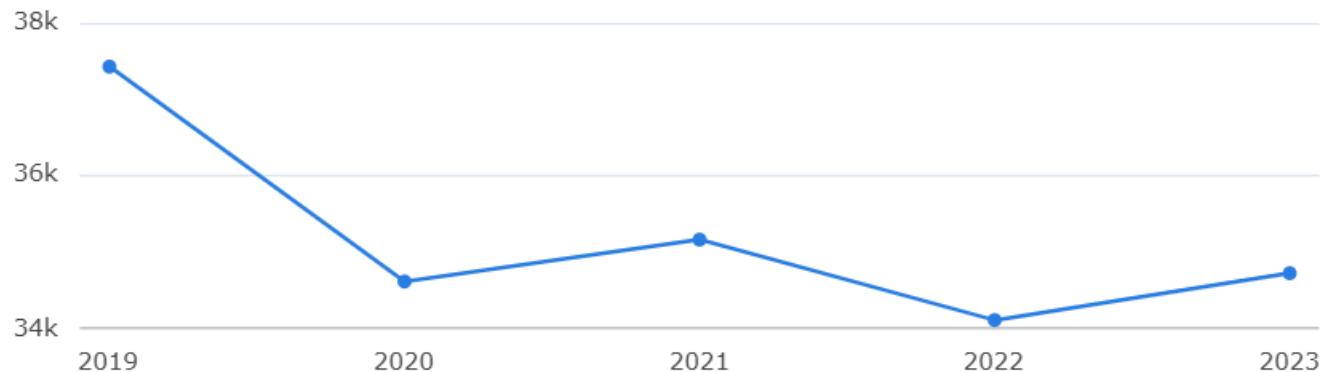
34.7k

↑ 1%

Compared to 34.1k in 2022

↓ 7%

Compared to 37.4k in 2019



Household Income

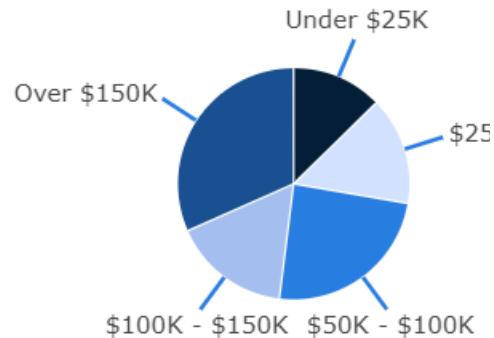
\$95.6k

Median Income

\$96.5k

2028 Estimate

↑ 1%
Growth Rate



Age Demographics

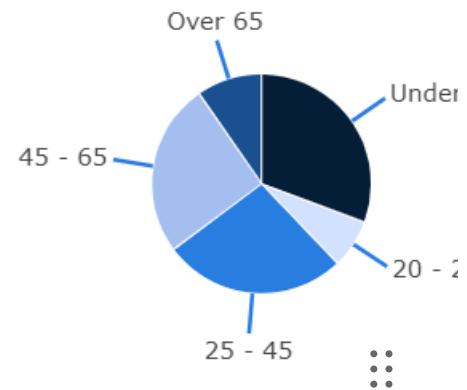
36

Median Age

34

2028 Estimate

↓ 4%
Growth Rate

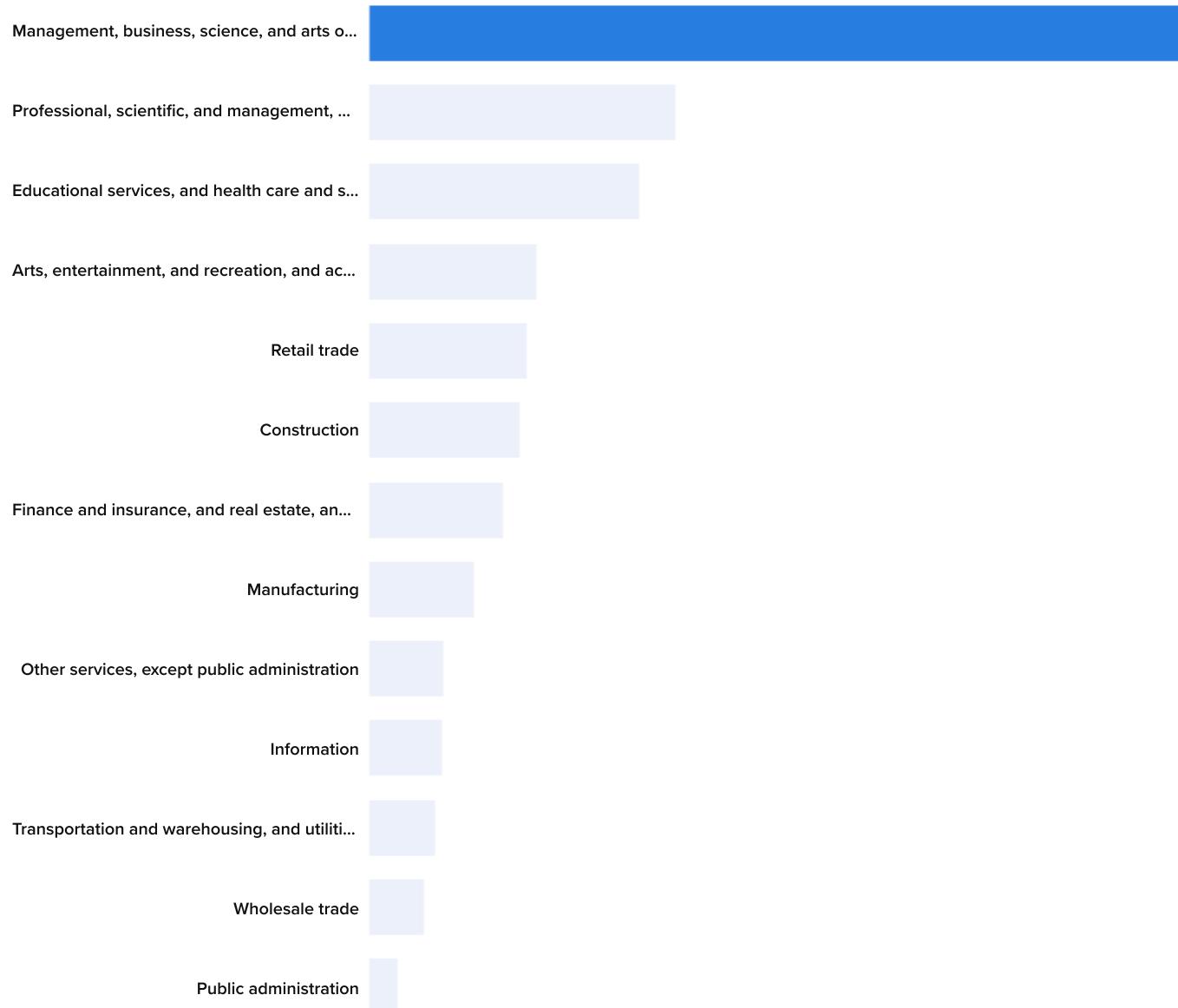




Number of Employees

26.2k

Top Employment Categories



Agriculture

Housing Occupancy Ratio

15:1Occupied 16:1 predicted by
2028

Renter to Homeowner Ratio

1:12:1 predicted by
2028Renters Homeowner 