



# FOR SALE | LEASE

11855 Alpharetta Hwy | Roswell, GA 30076

Move-In Ready Medical Office Space  
3,233 SF

**MATT ORVILLE**  
Principal  
O | 404.442.2814  
C | 770.864.7868  
[morville@lee-associates.com](mailto:morville@lee-associates.com)

**SAL ESTRADA**  
Associate  
O | 404.442.2824  
C | 971.295.0841  
[sestrada@lee-associates.com](mailto:sestrada@lee-associates.com)



# PROPERTY HIGHLIGHTS

Located along Alpharetta Highway, 11855 Alpharetta Hwy offers a prime opportunity for medical office users seeking a turnkey, Class A space. The recently renovated building features excellent highway frontage, strong visibility, and abundant on-site parking for patients and staff. Ideally positioned just around the corner from Wellstar North Fulton Hospital, the property provides convenient access to a major medical hub and surrounding healthcare providers, making it well-suited for a variety of medical or outpatient uses.

- ° **Available SF** | 3,233 SF
- ° **Lot Size** | 0.16 AC
- ° **Year Built** | 1989
- ° **Stories** | 1 story
- ° **Building Class** | A
- ° **Features** | Newly renovated interior & exterior, generous parking
- ° **Sale Price & Lease Rate** | Inquire



## MATT ORVILLE

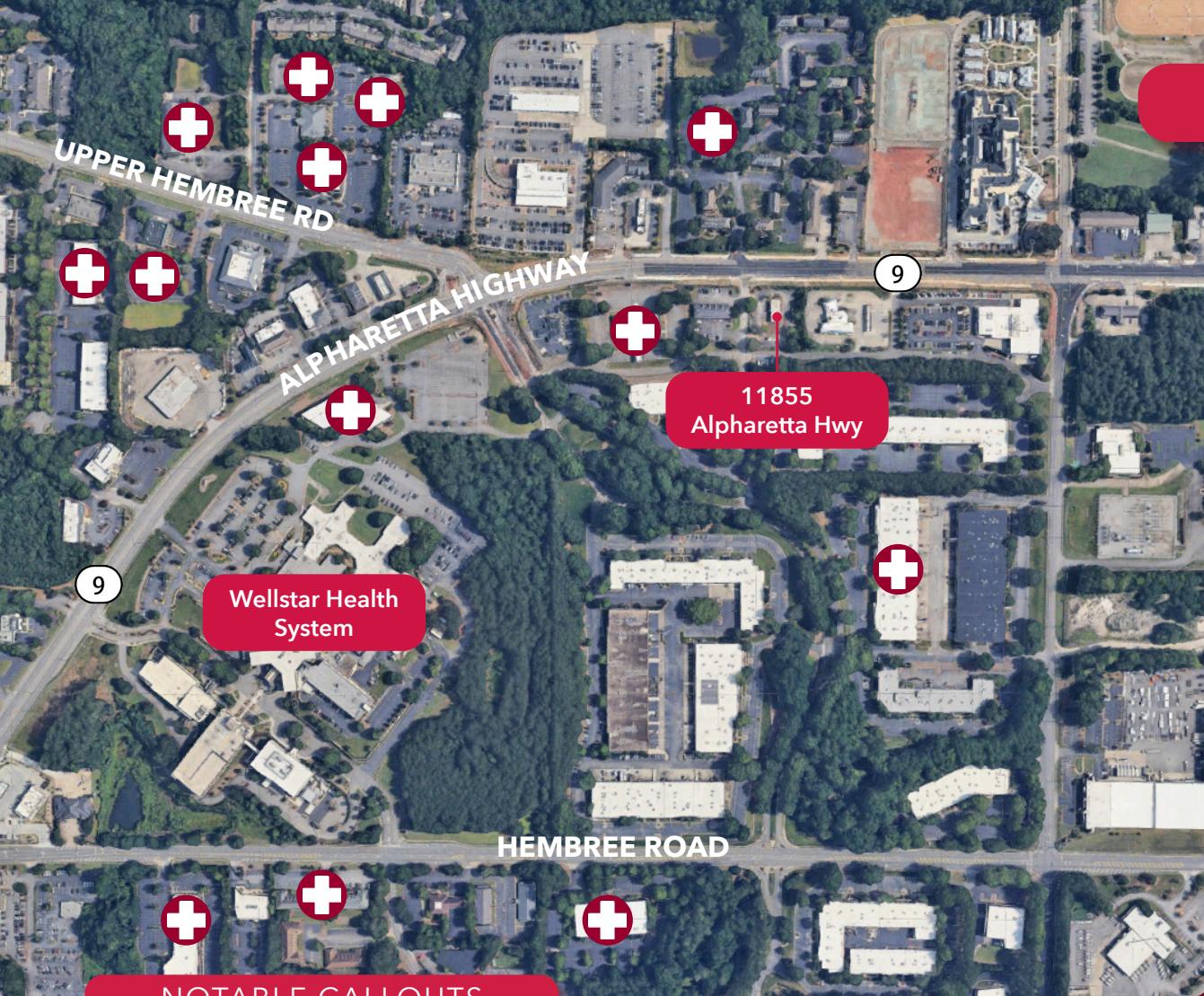
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# LOCATION OVERVIEW



## NOTABLE CALLOUTS



### Medical Offices / Hospitals

- Wellstar North Fulton
- Georgia Urology
- Atlanta Center for Dermatologic Diseases
- North Fulton Pediatrics

### Retail / Shopping Centers

- Sam's Club
- Walmart
- UPS Store
- Staples

### Restaurants / Fast Food

- Chick-fil-A
- Village Burger
- Starbucks
- Moe's Southwest Grill

### Convenience Stores / Pharmacy

- QuikTrip
- CVS
- Kroger Pharmacy
- Walgreens



### POPULATION

	2024	2029
1 mile	5,887	6,027
3 miles	63,386	64,969
5 miles	168,491	172,672



### HOUSEHOLDS

	2024	2029
1 mile	2,416	2,478
3 miles	25,095	25,776
5 miles	64,635	66,284



### AVG. HOUSEHOLD INCOME

	2024
1 mile	\$158,775
3 miles	\$148,424
5 miles	\$148,737