

5090 OLD ELLIS POINT

5090 OLD ELLIS PT, ROSWELL, GA 30076



PROPERTY DESCRIPTION

Two spaces available in a beautiful Class B building off Mansell. Minutes to 400. Spaces can be combined. Professional office furniture may also be available. Modified gross lease. Tenant pays separately metered power; landlord pays all other expenses.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,580 - 3,160 SF
Lot Size:	1.2 Acres
Building Size:	7,380 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,466	71,828	263,944
Total Population	7,085	180,841	661,848
Average HH Income	\$119,417	\$134,896	\$135,469



CENTER

Each office independently owned and operated

SCOTT LECRAW

Associate Broker

404.981.6401

scott@lecrawrealty.com

GA #283097

REMAX.COM

1140 Old Peachtree Rd | Ste D
Duluth, GA 30097

770.932.1234

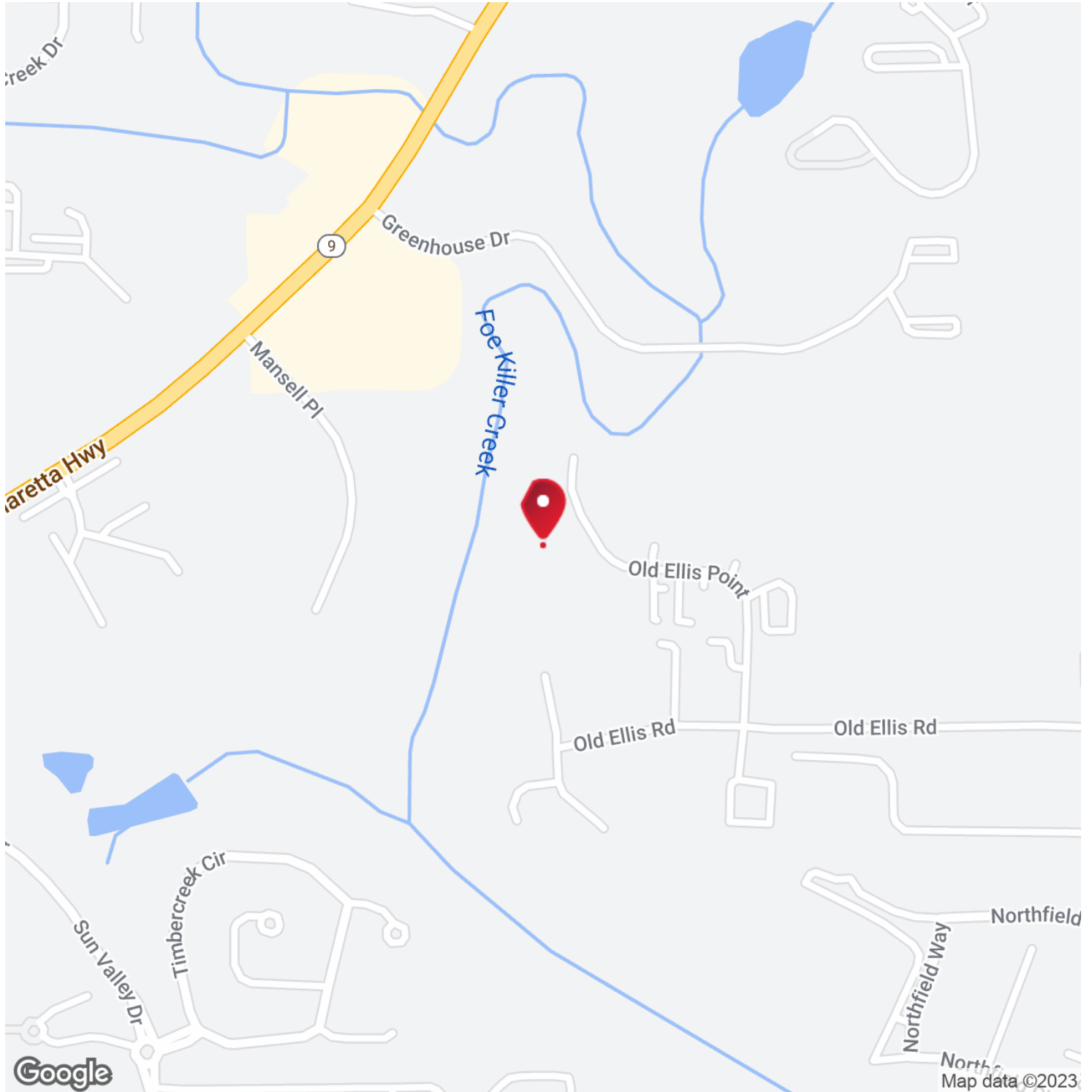
FOR LEASE

OFFICE BUILDING

LOCATION MAP

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 to 36 months
Total Space:	1,580 - 3,160 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,580 - 3,160 SF	Modified Gross	\$19.00 SF/yr	Nicely finished space offers reception/common work area, five offices, conference room and break room. Office furniture may be available.
Suite C	Available	1,580 - 3,160 SF	Modified Gross	\$19.00 SF/yr	Nicely finished space offers reception/common work area, six offices, conference room and break room. Office furniture may be available.



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ADDITIONAL PHOTOS

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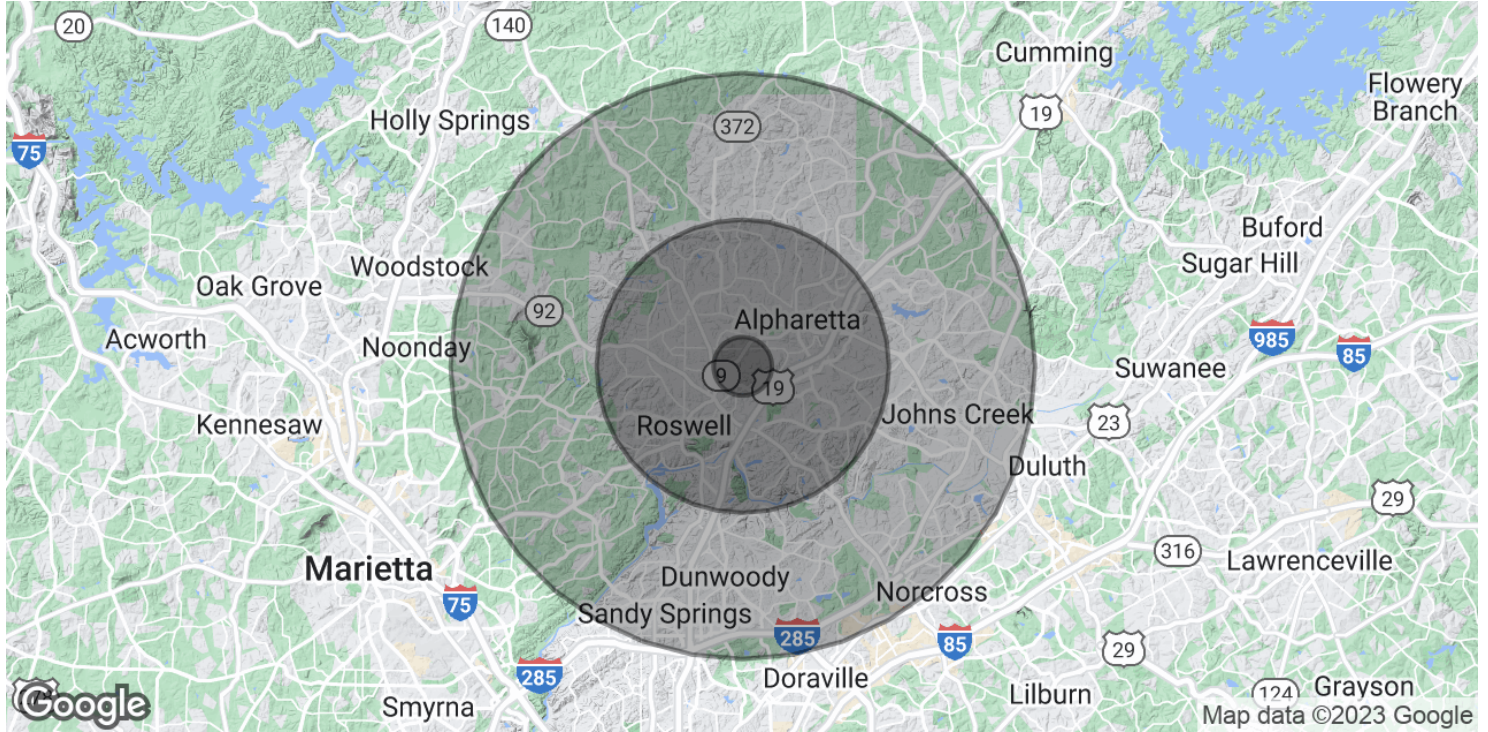
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,085	180,841	661,848
Average Age	35.9	39.8	40.9
Average Age (Male)	30.0	37.8	39.4
Average Age (Female)	37.2	40.8	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,466	71,828	263,944
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$119,417	\$134,896	\$135,469
Average House Value	\$279,615	\$357,221	\$379,102

* Demographic data derived from 2020 ACS - US Census



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