

Office/Retail Space For Lease



4605 Roswell Road
Atlanta, GA 30342

Property Highlights

- 5,114± sf for lease
 - 1st Floor/Basement- 4,062± sf available (3,212± sf & 850± sf)
 - 2nd Floor - 1,052± sf available
- Zoned OX - Office Mixed Use
- Lighted monument sign
- 34 parking spaces
- Corner lot with excellent visibility and access
- Conveniently located to Buckhead, I-285, GA 400, Chastain Park, and various other office, retail, and restaurant users
- 37,235 vpd on Roswell Road, south of site
- Lease rate: Negotiable
- Potential ground lease available - please inquire



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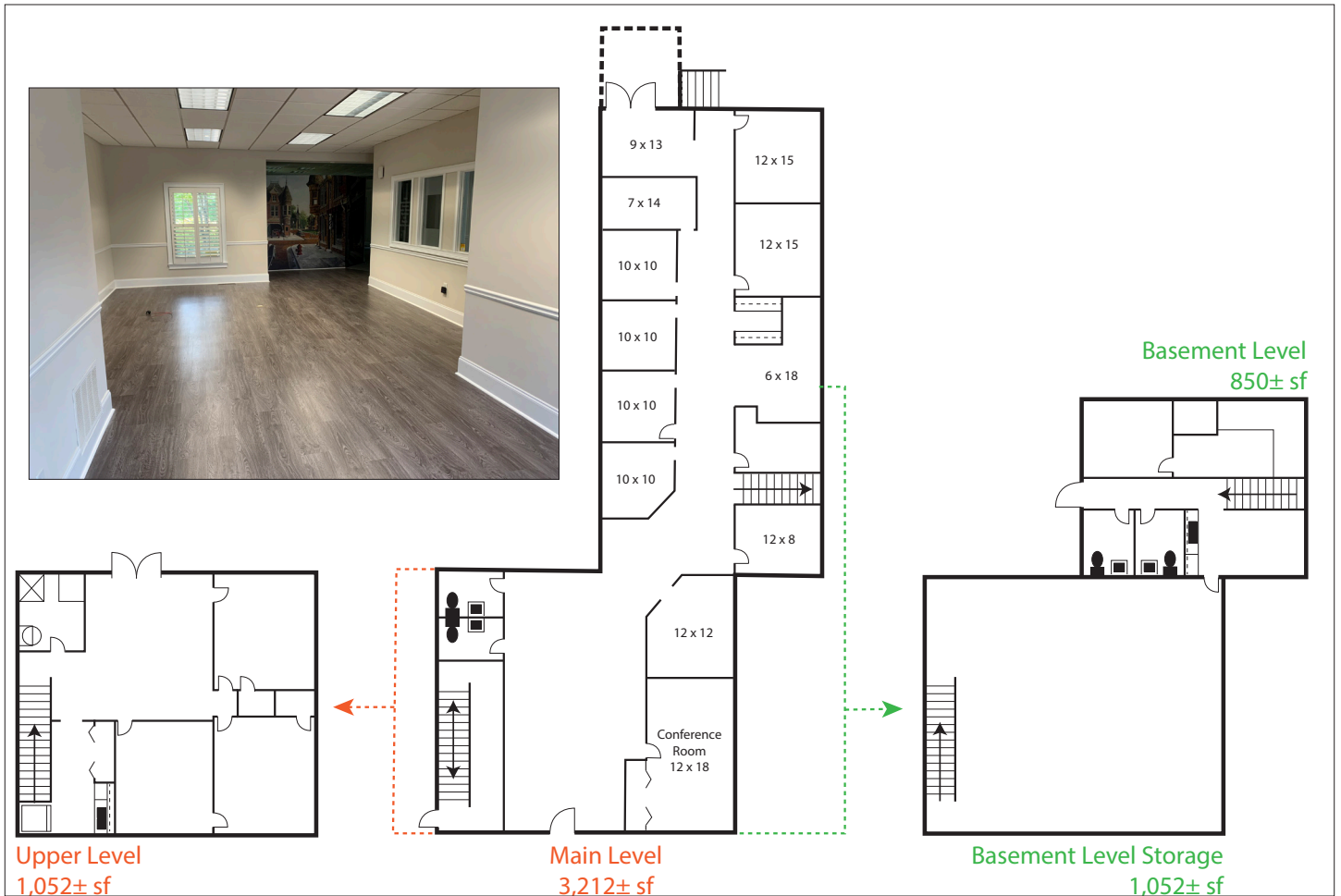
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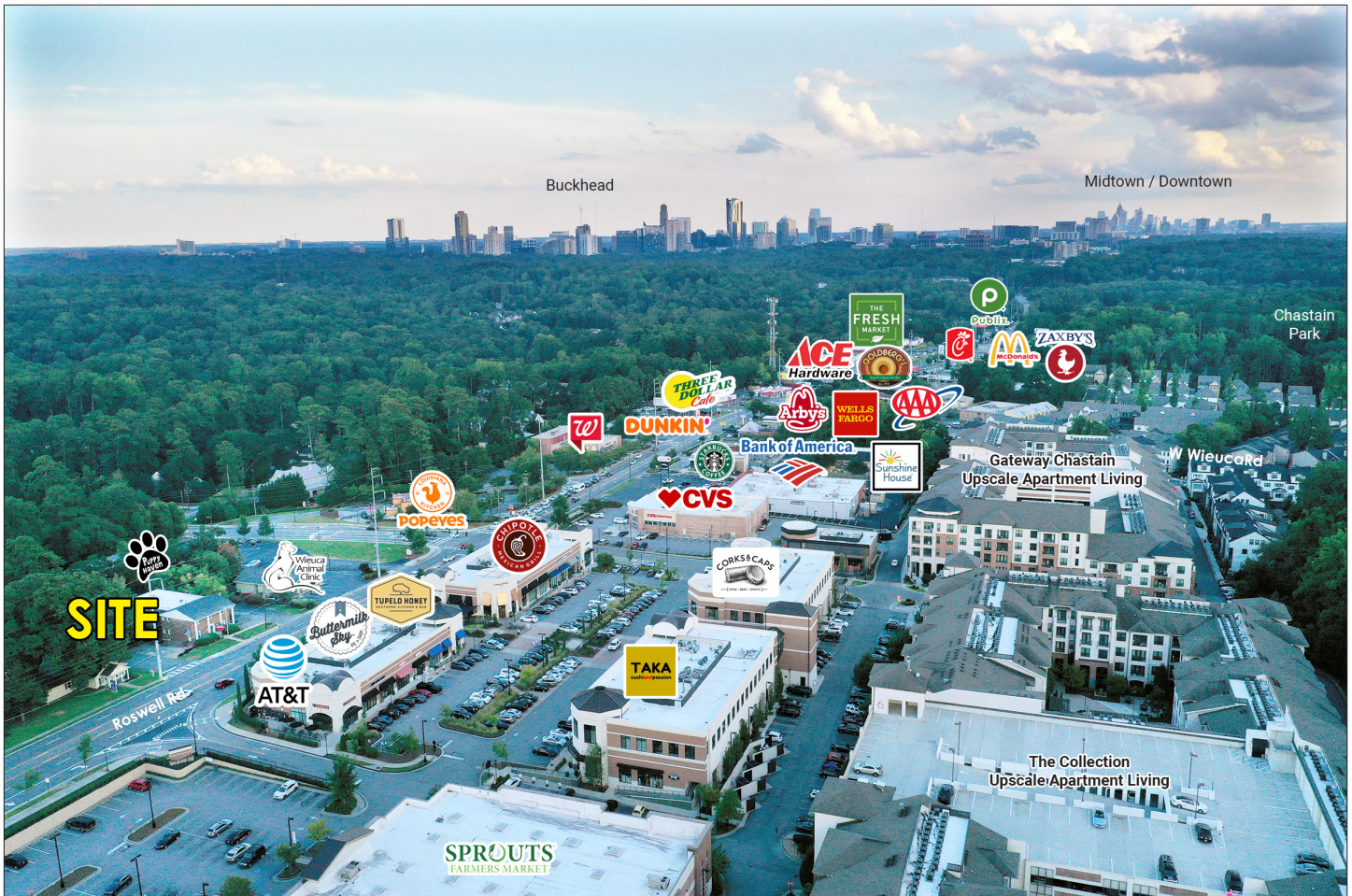
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Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population</u>			
2027 Projection	12,507	114,253	328,254
2022 Estimate	11,725	104,573	304,991
2010 Census	10,724	75,459	233,252
Daytime Employment	4,892	117,795	275,636
<u>Income</u>			
2022 Avg Household Income	\$161,017	\$151,350	\$136,599

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