

4,592 SF
FORMER BANK BRANCH



OFFERING MEMORANDUM

4701 Sandy Plains Road, Roswell, GA 30075

For more information, contact:

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SALE OFFERING

4701 SANDY PLAINS ROAD, ROSWELL, GA

PROPERTY HIGHLIGHTS



4,592 SF

RETAIL BUILDING



1.58 AC

ZONING: NS/WS



50 spaces

SURFACE PARKING



Excellent

ACCESS & NEARBY AMENITIES

Excellent Location & Accessibility

- Located within an affluent, developing corridor with a \$130,901 median household income within a 5-mile radius in 2023.
- Situated on corner lot with strong traffic counts of close to 46,526 cars per day

Above-Market Parking Ratio

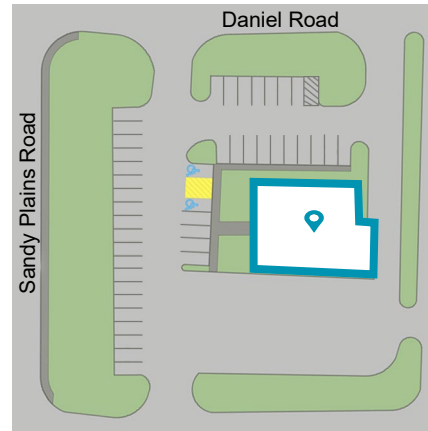
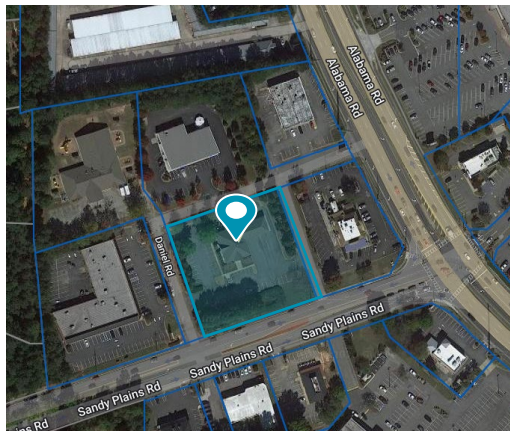
- 50 surface spaces at ratio of 10.98/1,000 SF
- Drive-up teller lanes may be removed to offer additional parking

Flexible Zoning

- Property can be utilized for a broad variety of users and investors

SALE OFFERING

4701 SANDY PLAINS ROAD, ROSWELL, GA



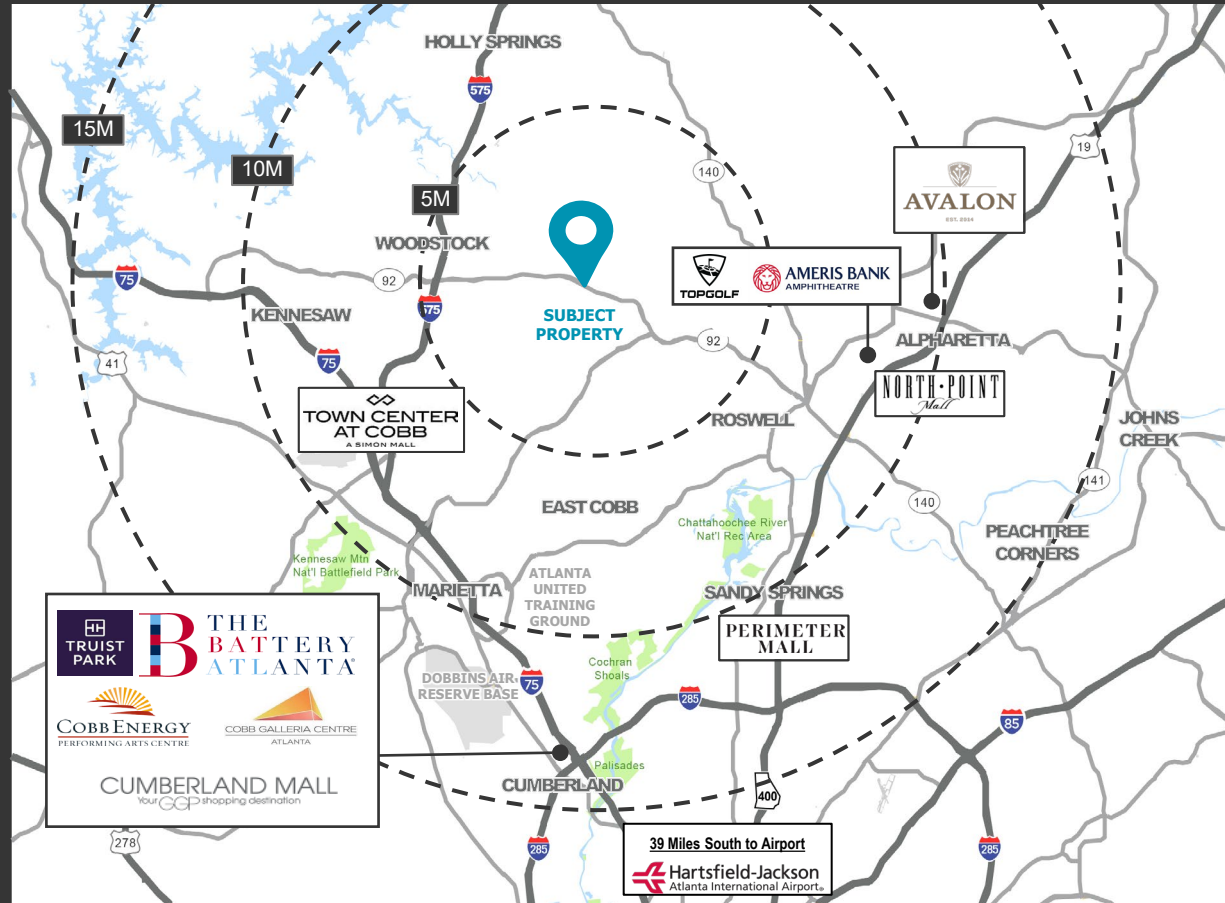
FOR SALE PRICE: \$1,950,000 (\$424.65/SF)

PROPERTY SUMMARY	
Year Built	1991
Building Size	4,592 SF
Stories	Single-story
Type	Bank branch
Parking	10.89/1,000 SF – 50 spaces
Site Size	1.58-acre lot
Frontage	401' on Sandy Plains Road w/ 3 curb cuts
Occupancy	Vacant
Zoning	NS/WS

4701 SANDY PLAINS, ROSWELL, GA

EXCELLENT ACCESS & ABUNDANT AMENITIES

4701 Sandy Plains Roswell is situated near the intersection of Highway 92 with access off Sandy Plains Road which affords the asset high visibility and excellent access to, Roswell, East Cobb and Woodstock. Located in a strong retail corridor, the property offers access to abundant amenities including notable retail, entertainment and sporting venues. Not to mention, superb access to medical facilities, top colleges, a best-in-class public school system, and excellent public transportation and affordable housing.



Destination	Distance in Miles	Drive Time
Roswell Area	5.8	15 minutes
East Cobb Area	7.0	16 minutes
Woodstock Area	7.5	15 minutes
North Point Mall	9.0	20 minutes
Alpharetta/Avalon	9.0	20 minutes
Kennesaw/Town Center	10	22 minutes
Cumberland/Truist Park	17	27 minutes

AREA INFORMATION



2023 DEMOGRAPHIC SUMMARY

	1 mile	3 mile	5 mile
2023 Population	5,687	53,768	152,663
Population 2028 Projection	5,659	54,768	155,049
Households 2023	1,953	19,325	55,676
Household Growth 2023-2028	-0.1%	0.3%	0.3%
2023 Avg. Household Size	2.9	2.8	2.7
2023 Med. Household Income	\$149,411	\$137,935	\$130,901

2022 TRAFFIC COUNTS

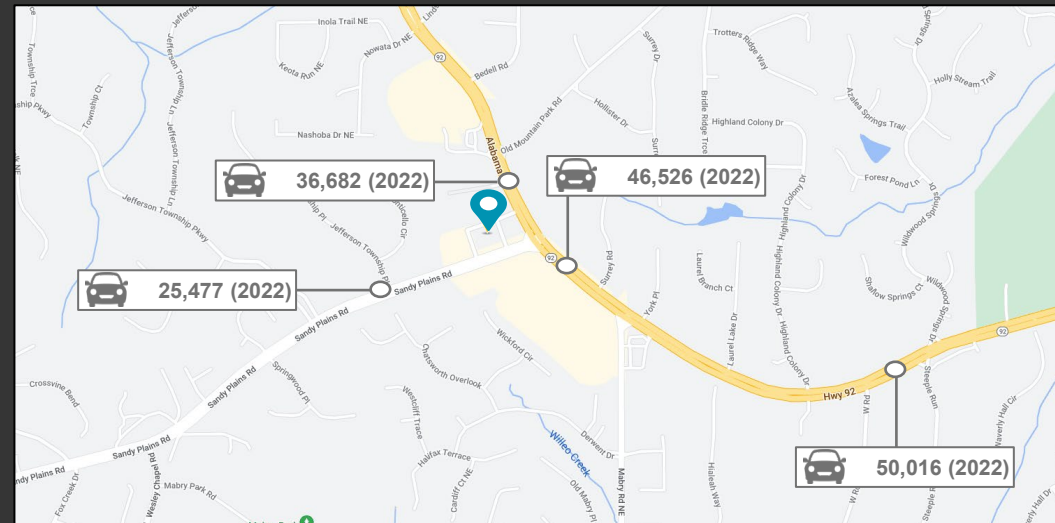
Collection Street/Cross Street	Traffic Count	Count Year	Distance from Property
Alabama Rd & Old Mountain Park Rd	36,682	2022	0.09 miles
Woodstock Rd & Surrey Rd	46,526	2022	0.18 miles
Sandy Plains Rd & Jefferson Township	25,477	2022	0.21 miles
Woodstock Rd & West Rd	50,016	2022	0.80 miles

2023 DAYTIME EMPLOYMENT

	# of Business (1 mile)	# of Employees (1 mile)
Total Businesses	218	1,497
Service-Producing Industries	197	1,398
Goods-Producing Industries	21	99

2023 CONSUMER SPENDING

	1 mile	3 mile	5 mile
Total Consumer Spending	\$95.5M	\$9.02M	\$2.5B

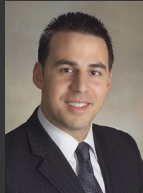


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FOR MORE INFORMATION:



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