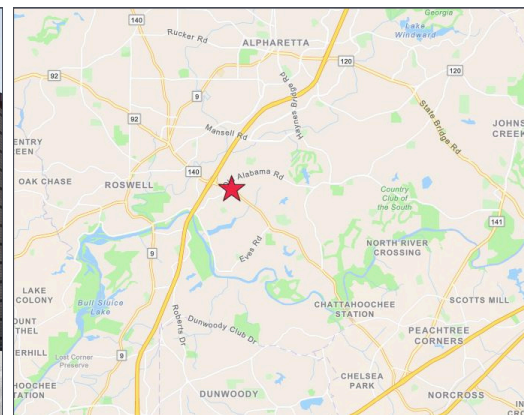
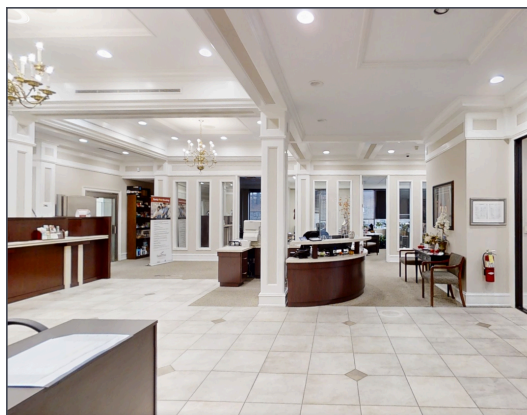




FOR SALE

1560 Holcomb Bridge Rd | Roswell, GA 30076

- Approximately 14,425 square feet of office space
- Three floor, single-tenant or multi-tenant opportunity
- Situated on approx. 0.88 acres
- Currently built out as a bank, including teller lanes
- Elevator serving all three floors
- Pole Signage & Building Signage facing Holcomb Bridge
- Prime Roswell frontage on Holcomb Bridge Rd (GA-140)

Location Highlights

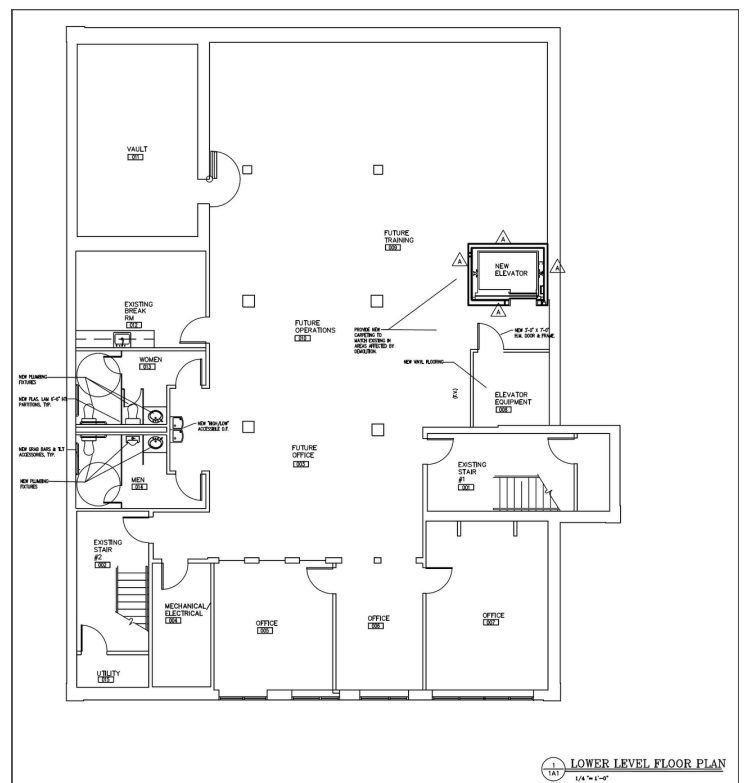
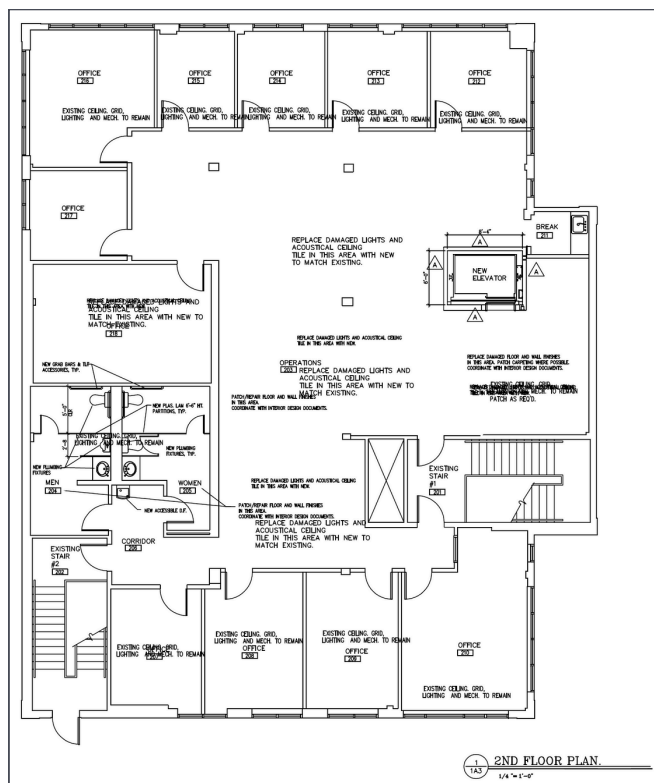
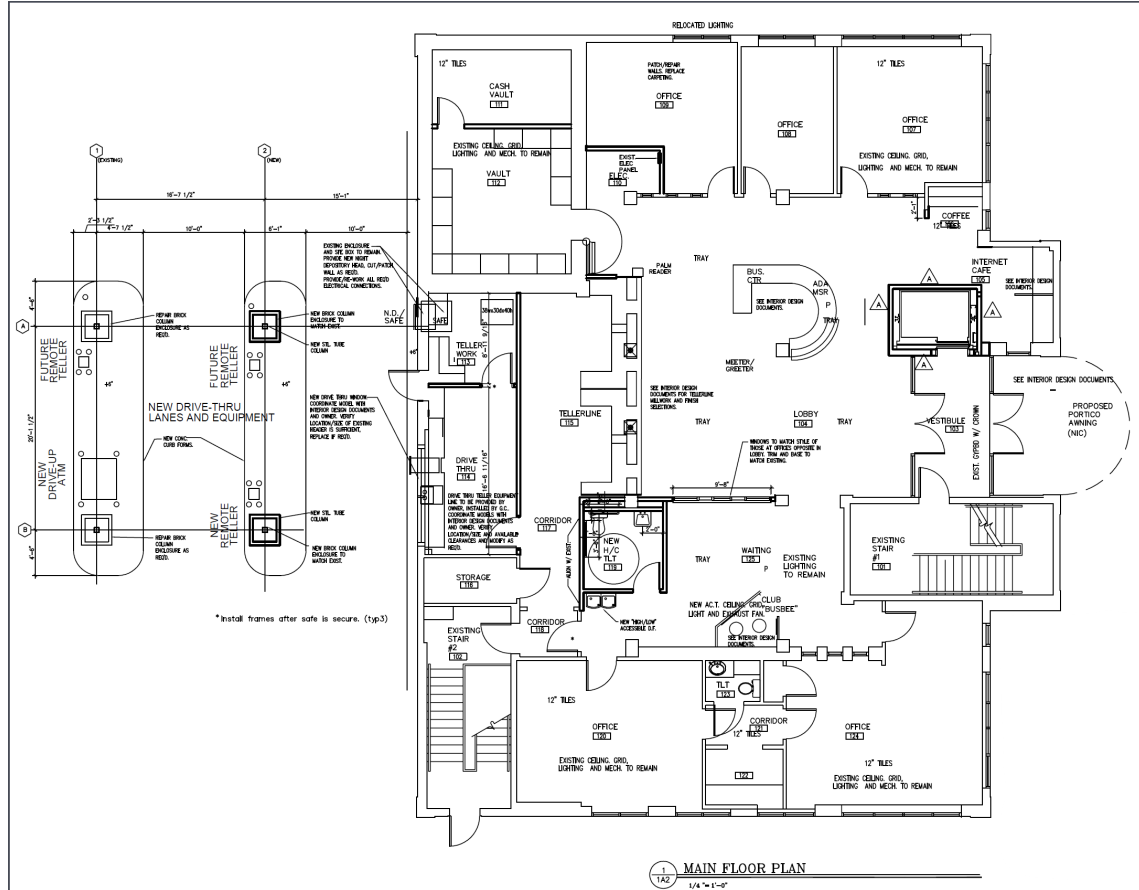
- Quick Access to GA 400/Exit 7
- Walk to Restaurants, Retail, Fitness, Health & Beauty
- Traffic Counts: Approx. 45,000 VPD
- 3 Mile Pop: 76,000
- 3 Mile HHI: \$121,000

Bill Langley, CCIM
Senior Brokerage Partner

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D: 404.406.0104



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14,425 SF | 0.88 AC

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