



*3,600 SQ.FT - ROSWELL
PROFESSIONAL/MEDICAL
OPPORTUNITY FOR SALE*

485 W. Crossville, Roswell, GA. 48,000 Daily Traffic Count

485 W Crossville Rd
Roswell, GA 30075

Priced at \$2,100,000.00



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PROFESSIONAL/MEDICAL OFFICE LOCATION

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Section 1

Property Information

Property Summary

MINUTES FROM THE HEART OF ROSWELL



PROPERTY DESCRIPTION

Introducing a prime commercial real estate opportunity located in the sought-after Roswell area. This 3,600 SF building, with its versatile layout, including garage which can provide an additional 504 sq. ft - the property presents an ideal space for a professional or office building investors. Zoned PV, this property offers flexibility for various business uses, making it a strategic investment in a thriving market. Built in 1980, the building showcases timeless appeal coupled with the potential for customization to suit any tenant's needs. With one unit and an excellent location, this property stands out as a promising investment in the ever-growing commercial landscape of Roswell, GA.

PROPERTY HIGHLIGHTS

- 3,600 SF two-story building with flexible floor plan • Zoned PV – perfect for medical, professional, or boutique office use • 48,000+ daily traffic count along GA-92 / W. Crossville Rd • Located minutes from Historic Downtown Roswell • Average household income of \$178K within 1 mile • Ideal for owner-user or investor seeking long-term

Sale Price:	\$2,100,000
Number of Units:	1
Lot Size:	43,766 SF
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	609	2,248
Total Population	625	1,529	5,545
Average HH Income	\$179,825	\$178,475	\$178,188

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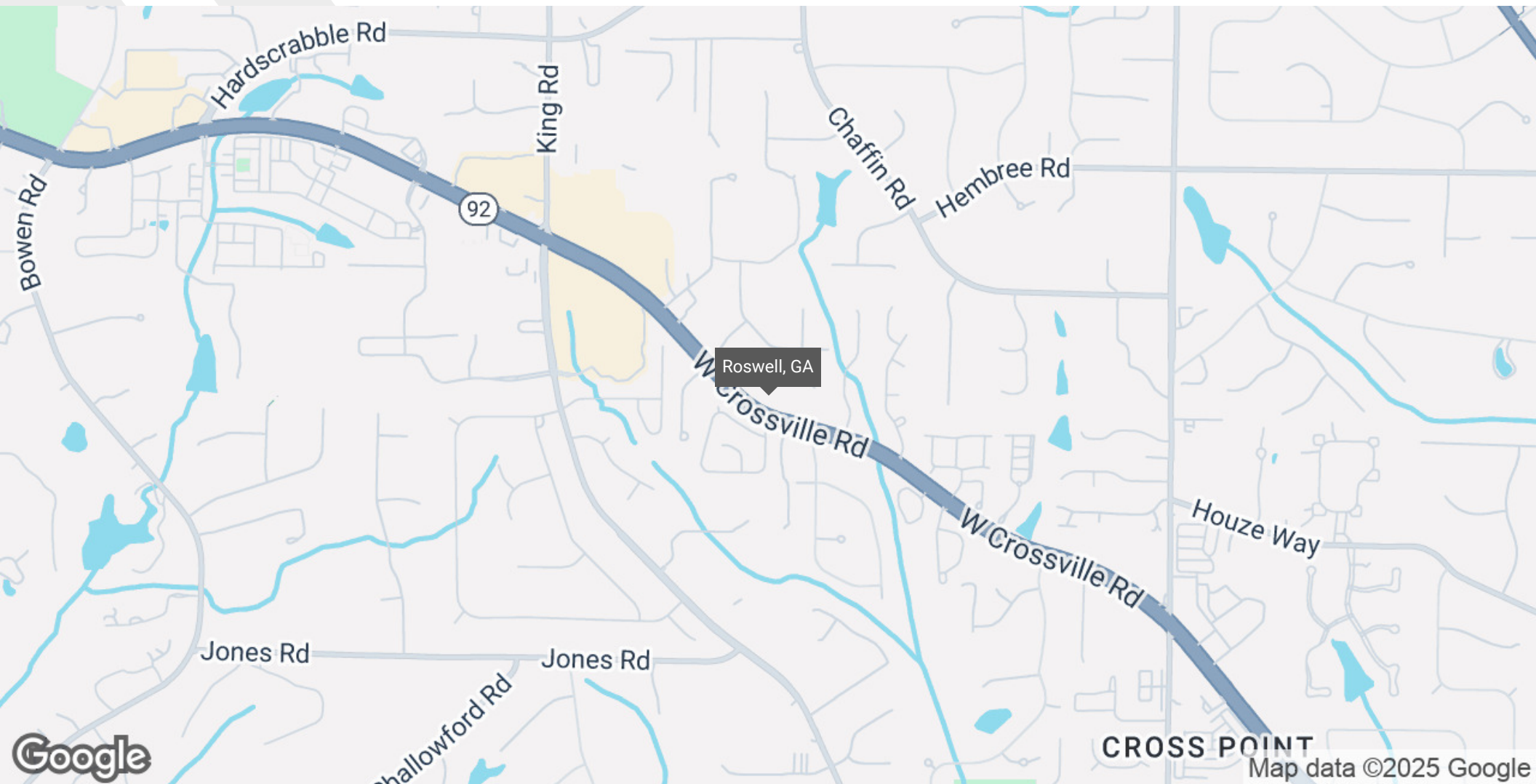


Section 2

Location Information

Regional Map

FOR SALE



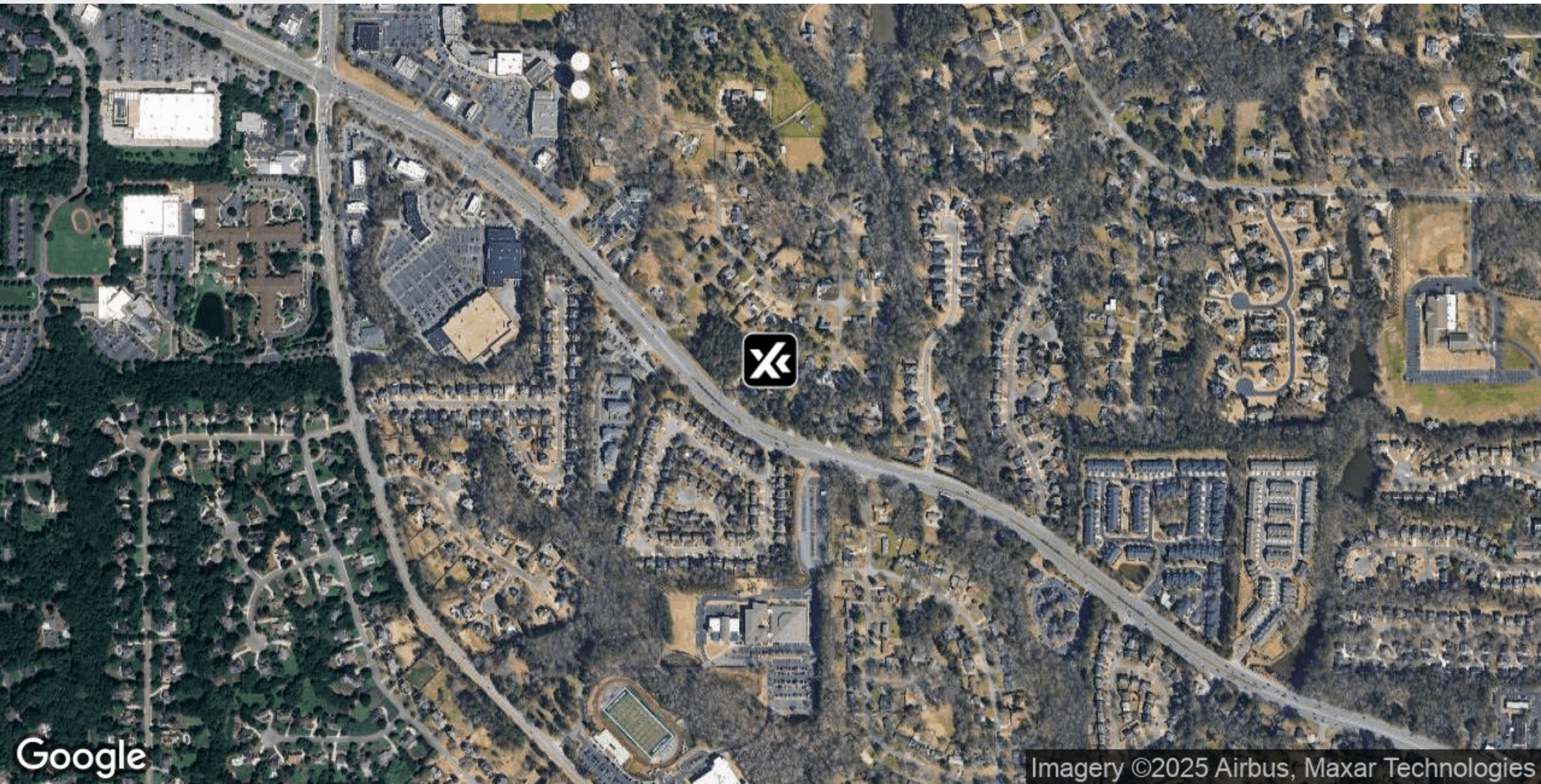
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Aerial Map

FOR SALE



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Section 3

Demographics

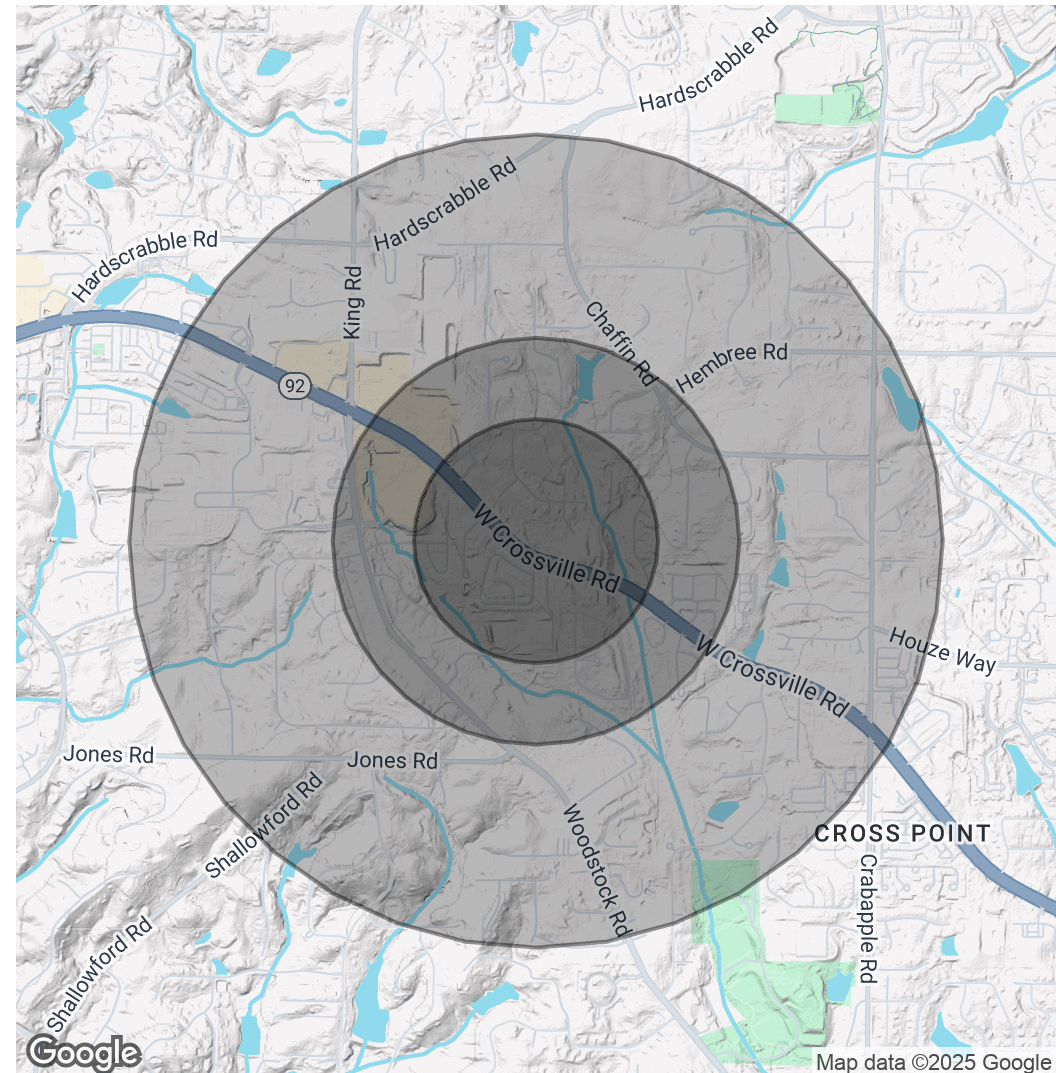


Demographics Map & Report

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	625	1,529	5,545
Average Age	43	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	45	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	609	2,248
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$179,825	\$178,475	\$178,188
Average House Value	\$601,312	\$598,825	\$610,527

Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

As a CRE Broker with eXp Commercial Real Estate and Principal/President of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, while owning and developing CRE Industrial Parks, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully developed and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga and Southern United States. I have performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional services.

eXp Commercial

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Thank you!

Looking forward to speaking with
you and serving your needs.



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CRE. GROUP



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