



1270 Upper Hembree Road

listed by AMY MOLLOHAN & CO.

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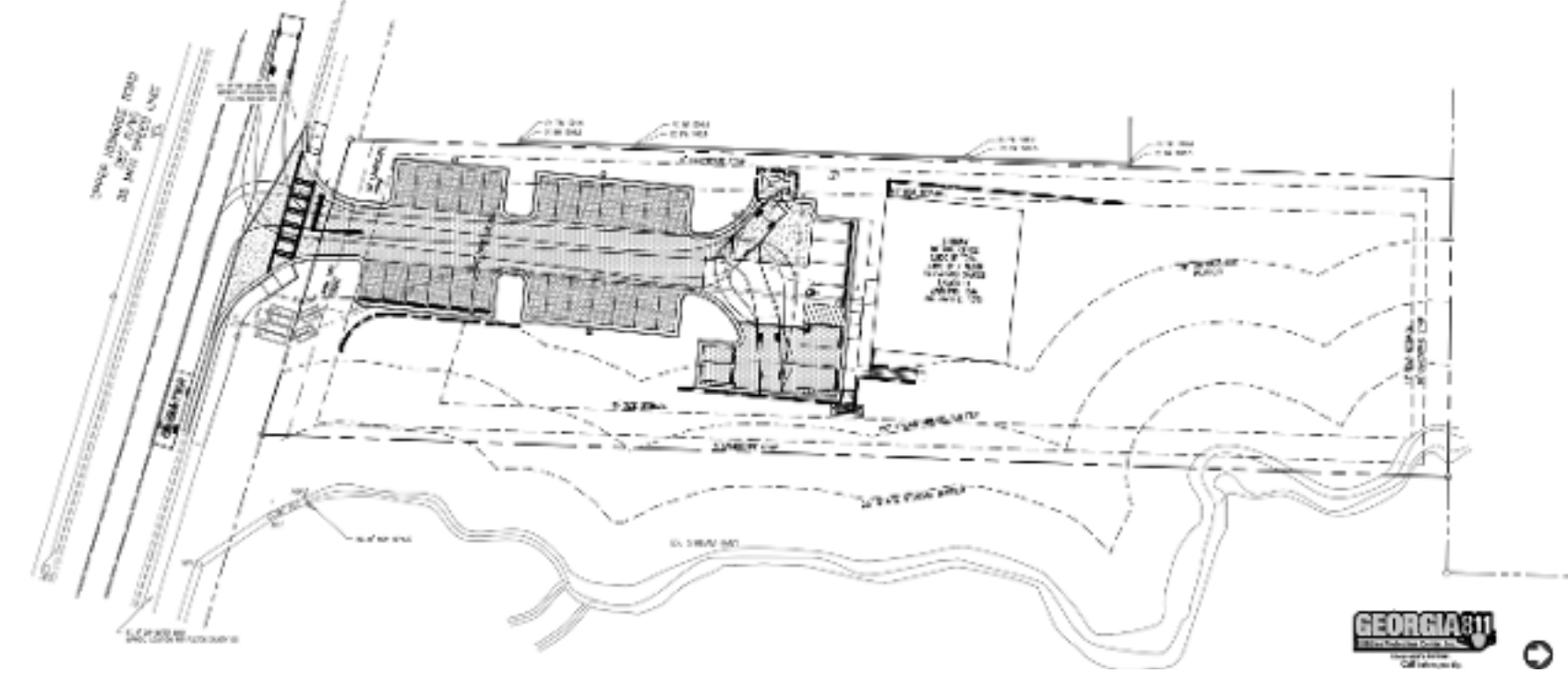
Ready-to-Build Site

Prime commercial lot with land disturbance permit for office/medical office complete. Highly visible, conveniently located with easy access to local arterials and nearby retail and residential neighborhoods. Flexible layout suitable for office, medical, retail, or service uses, with strong signage opportunity and on-site parking potential. Well positioned to capture local customer base and workforce; ideal for owner-occupiers or investors seeking a strategically located Roswell asset.

Investment Highlights

- Development-ready 1.27-acre commercial site
- Office Professional (OP) zoning
- Land Disturbance Permit approved
- Approved for a 6,800 SF, two-story medical office building
- 34 approved parking spaces, including 2 ADA-compliant spaces
- Engineered site plan completed
- Direct frontage on Upper Hembree Road
- Excellent visibility and signage potential
- Minutes from GA-400, Alpharetta, and Downtown Roswell
- Located within Roswell's established medical and professional corridor
- Ideal for medical, healthcare, or professional office users
- Strong owner-user and investment opportunity
- Streamlined path from acquisition to development with approvals already secured

ROSWELL
1.27 ACRES | COMMERCIAL



LOCATION MAP



Zoning Map

TOPOGRAPHY MAPS

ZONING MAP – CITY OF ROSWELL, GA (BASED ON CITY GIS)

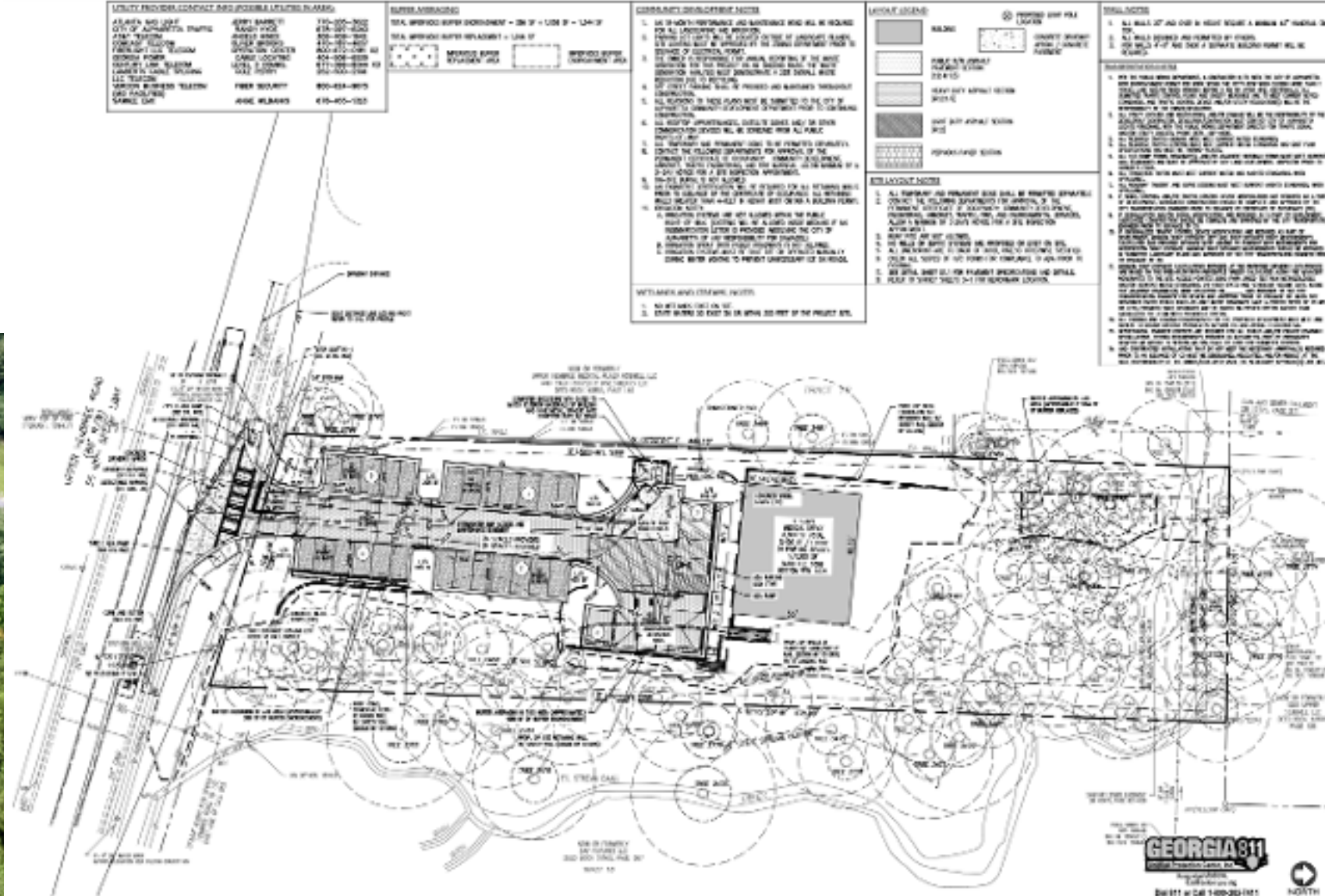
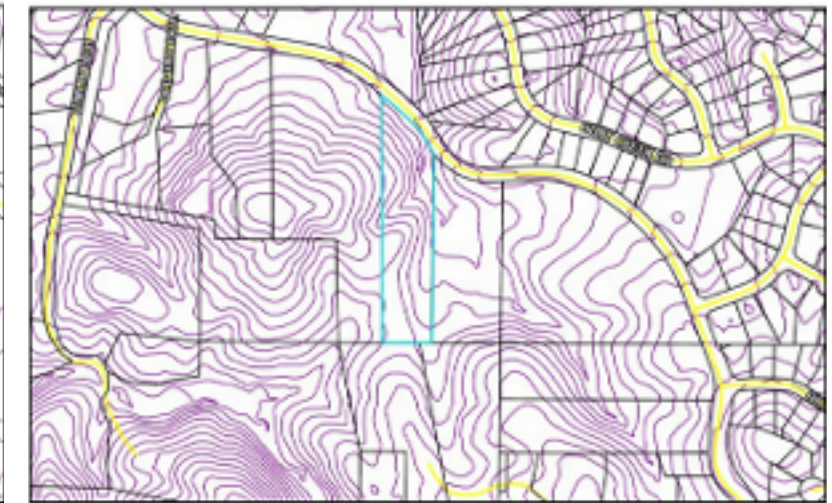


Source: City of Roswell GIS Zoning Map

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10' TOPOGRAPHY MAP

2' TOPOGRAPHY MAP



Site Layout Plan





Rucker Rd





Amy Mollohan

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If you have an existing relationship with another brokerage, this is not intended as a solicitation. All data believed to be accurate but not warranted. Ansley upholds Equal Housing Opportunity & Federal Fair Housing policies.

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