

1270 Upper Hembree Road, Roswell, GA 30076

COMMERCIAL LAND • OP ZONING • 1.27 ACRES • APPROVED OFFICE/MEDICAL DEVELOPMENT

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 1.27-acre commercial site
- Office Professional (OP) zoning
- Proposed medical office use
- Land disturbance permit approved
- Direct frontage on Upper Hembree Road
- Engineered site plan completed
- 34 parking spaces planned
- 2 ADA-accessible spaces
- Convenient site access and circulation
- Established Roswell commercial location
- Opportunity for medical or professional office users

SYSTEMS & MECHANICALS

- 3,400 SF per floor per site plan
- Proposed Medical Office Building: 6,800 SF
- Maximum height: 18 feet
- Parking: 34 spaces
- ADA parking: 2 spaces
- Site disturbance: 0.76 acres
- Impervious area: 0.65 acres
- Impervious coverage: 51%
- Front setback: 65 feet
- Side/rear setback: 15 feet
- Landscape buffers included in site plan
- Engineered site and parking plan

AMY MOLLOHAN & CO.

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