

1270 Upper Hembree Road, Roswell, GA 30076

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

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Prime commercial site in Roswell's established medical corridor
- 1.27-acre development opportunity
- Office Professional (OP) zoning
- Land disturbance permit approved
- Approved for a two-story office/medical building
- Planned building size of approximately 6,800 SF
- Ideal for medical, professional office, or healthcare users
- Excellent frontage with strong signage opportunity
- Convenient access to major local arterials
- Minutes from GA-400, Alpharetta, and Downtown Roswell
- Surrounded by established retail, medical, and residential neighborhoods
- Strong owner-user or investment opportunity
- High-demand North Fulton commercial location

SYSTEMS & MECHANICALS

- Zoning: Office Professional (OP)
- Lot Size: Approximately 1.27 acres
- Land Disturbance Permit (LDP) approved
- Approved for a 6,800 SF, two-story office/medical building
- Maximum building height: 18 feet (2 stories)
- Site plan designed for 34 parking spaces
- Two ADA-accessible parking spaces included
- Public utility infrastructure available (buyer to verify)
- Engineered site plan with established setbacks
- Direct frontage on Upper Hembree Road
- Designed specifically for medical office use
- Development-ready site with completed planning
- Excellent long-term investment in Roswell's growing medical corridor

AMY MOLLOHAN & CO.

ANSLEY | CHRISTIE'S INTERNATIONAL REAL ESTATE