

Premier Multi-Tenant Medical/Office Investment Opportunity

1132 Hightower Trail
Atlanta, GA 30350



100% Leased to Four Long-Term
National Credit and Medical Tenants



±10,437 SF Masonry Asset
Sited on 0.57 Acres



Originally Constructed in 1985;
Recently Modernized with
Capital Improvements Throughout



Stable, Low-Maintenance, Turnkey
Investment with In-Place Cash Flow



Offered at \$2,225,000
In Place Cap Rate: 6.44%



DEMOGRAPHICS

Several Fortune 500 and 1,000 companies are headquartered in Sandy Springs, including UPS and Newell Brands

GA DOT Traffic Counts:

Roswell Rd. - 32,335 AADT

Turner McDonald Pkwy. - 44,406 AADT

Population Density



1 Mile	3 Mile	5 Mile
12,678	80,604	224,443

Average HH Income



1 Mile	3 Mile	5 Mile
\$98,348	\$125,556	\$142,697

Average House Value



1 Mile	3 Mile	5 Mile
\$495,341	\$452,413	\$459,213



Property Details

Property Taxes	\$17,112
Property Insurance	\$10,656
Current NOI	\$144,408





Sandy Springs, Georgia

Robust Economy: Home to nearly 6,000 businesses, including major Fortune 500 and 1,000 companies like UPS and Mercedes Benz USA.

Healthcare Hub: Hosts significant healthcare employers, including Children's Healthcare of Atlanta and Northside Hospital.

Transportation Connectivity: Four MARTA rail stations enhance public transit options for employees and clients.

Recreational Opportunities: Features 22 miles of the Chattahoochee River and over 950 acres of parkland for diverse activities.

Property Location

Strategically positioned along the high-traffic Roswell Road corridor in Sandy Springs, one of Metro Atlanta's most affluent and densely populated submarkets.

Located within the North End Redevelopment corridor, offering strong long-term upside driven by planned mixed-use growth and continued area reinvestment.

Ideal for passive investors seeking durable income, credit tenancy, and downside protection in a high-barrier-to-entry market.



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