

1132 HIGHTOWER TRAIL

OFFICE / MEDICAL / FLEX

3,300 sf

FOR LEASE



- Dual 1st Floor Accessibility
- 5 Office Suites
- Large Kitchen / Break Room
- Conference Room
- 2 Bathrooms
- 1 Dock Height Garage Door + Loading Dock
- Private Entry and Private Parking
- LED Lighting Throughout
- Modern Updates





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



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.

An exceptional opportunity for national brands and local concepts to establish or expand their presence in a thriving, high-growth market.



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