



4651 Roswell Road | Suite 103B/104B | Sandy Springs, Georgia 30342

**2,244 SF OFFICE CONDO**  
**\$459,000**

Located 2 miles to both Piedmont / Buckhead, I-285 and the Central Perimeter

Walk to restaurants at Chastain Market directly across the street

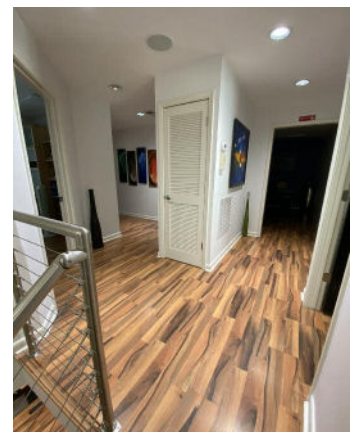
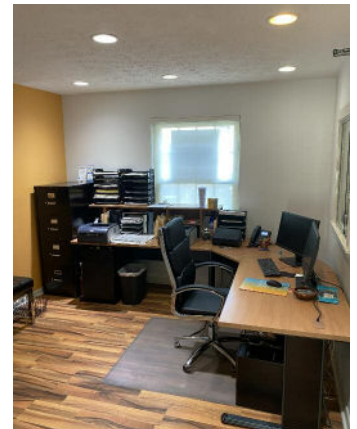
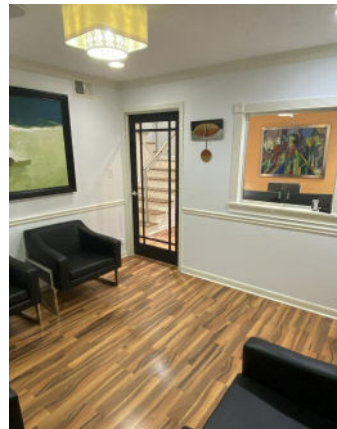
Free Surface Parking

5 Private Offices, 2 Conference Rooms, Reception Area, Breakroom, 2 Restrooms

2 Private Patios with Seating Area

Association Dues:  
B 103 - \$206.42 | B 104 - \$206.42

2024 Taxes:  
B 103 - \$2,664.29 | B 104 - \$2,724.76





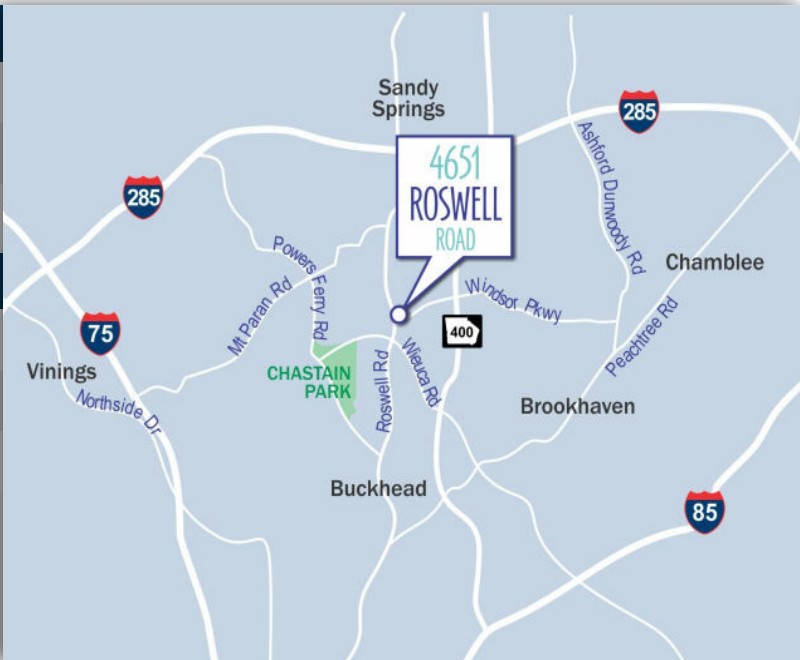
**DEMOGRAPHICS**

	1-mile	3-mile	5-mile
Population	10,308	95,127	279,003
Employees	7,705	116,367	261,896
Average HH Income	\$213,954	\$213,958	\$176,064

**TRAFFIC COUNTS**

Roswell Rd	41,249 VPD
W Wieuca Rd NE	9,818 VPD
Windsor Pkwy	10,052 VPD

Source: Placer.ai



**CLICK FOR VIRTUAL TOUR** 

FOR MORE INFORMATION PLEASE CONTACT

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