



For Lease

GENERAL & MEDICAL OFFICE SPACE

Frank Cannon

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The Steele Building

5505 Roswell Road

Atlanta, GA 30342 | Sandy Springs

Space Available | +/- 2,500 SF

Highlights:

- Building Signage Available
- No Hospital Restrictions
- Free Parking
- Excellent Visibility on Roswell Road (30K VPD)
- Strong Demographics

Aerial Overview

Downtown/Midtown

Building Location

Roswell Road
(30K VPD)

Location Highlights

Immediate access to I-285 & GA-400

1.5 Miles from Pill Hill

Multiple amenities directly across the street at The Prado Shopping Center

Accessible to patients in Buckhead, Dunwoody, Roswell, etc.

Executive Summary

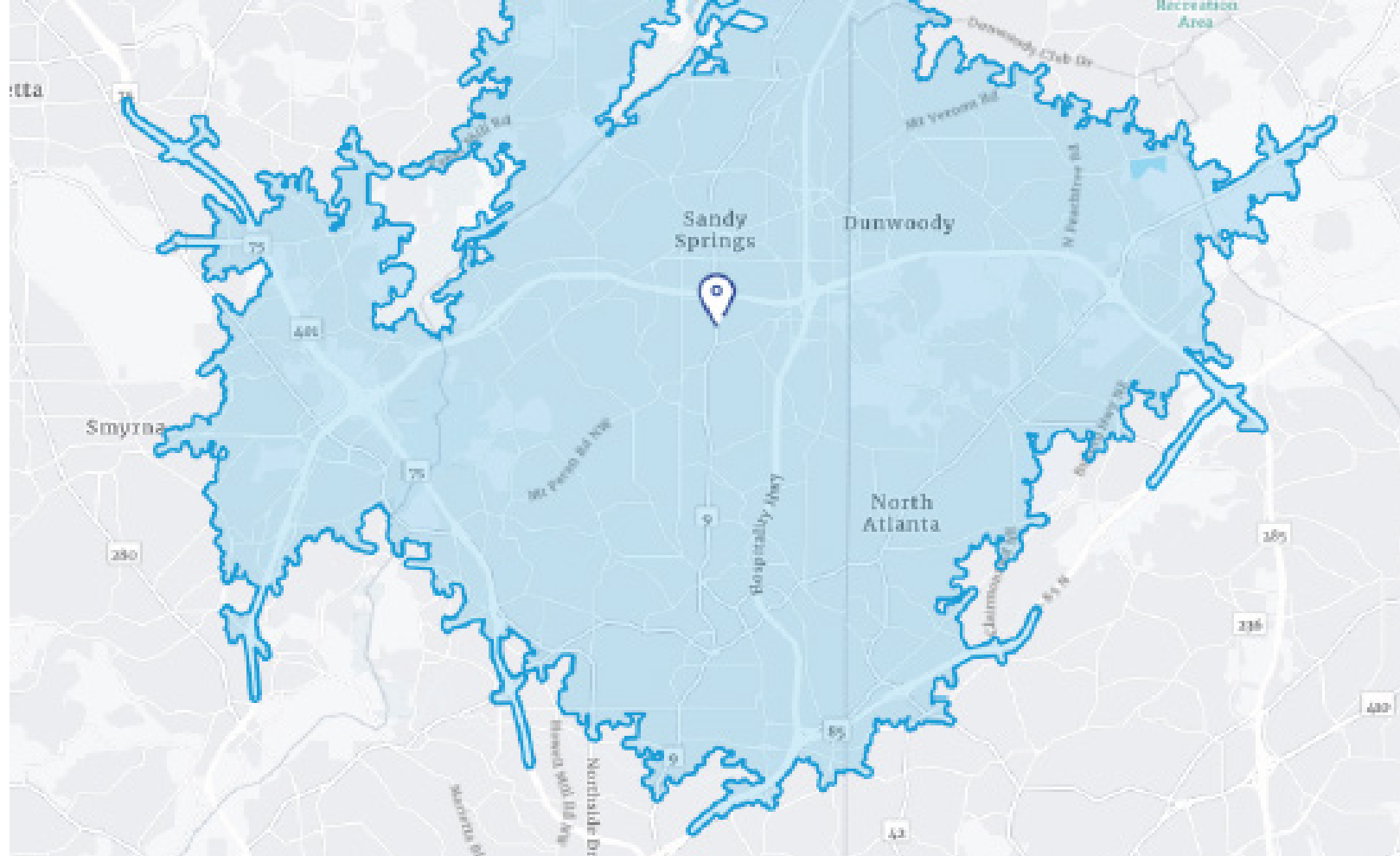
Colliers is pleased to present the Steele Building. The Steele Building offers the opportunity to establish a highly visible practice at the intersection of Buckhead and Sandy Springs on Roswell Road. The Steele Building's central location offers unparalleled convenience for patients from Midtown to Roswell.



Demographics

15 Min Drive Time

Total Population	365,690
Average Household Income	\$136,812
Median Age	36.0



Ahead of the class in Education

The demand for healthcare services within a population is highly correlated with its education and income levels. Residents surrounding the Steele Building are well educated (43% of adults within a 5 mile radius have a Bachelor's Degree) while the 5 mile average household income is over \$150,000.

Area Demographics

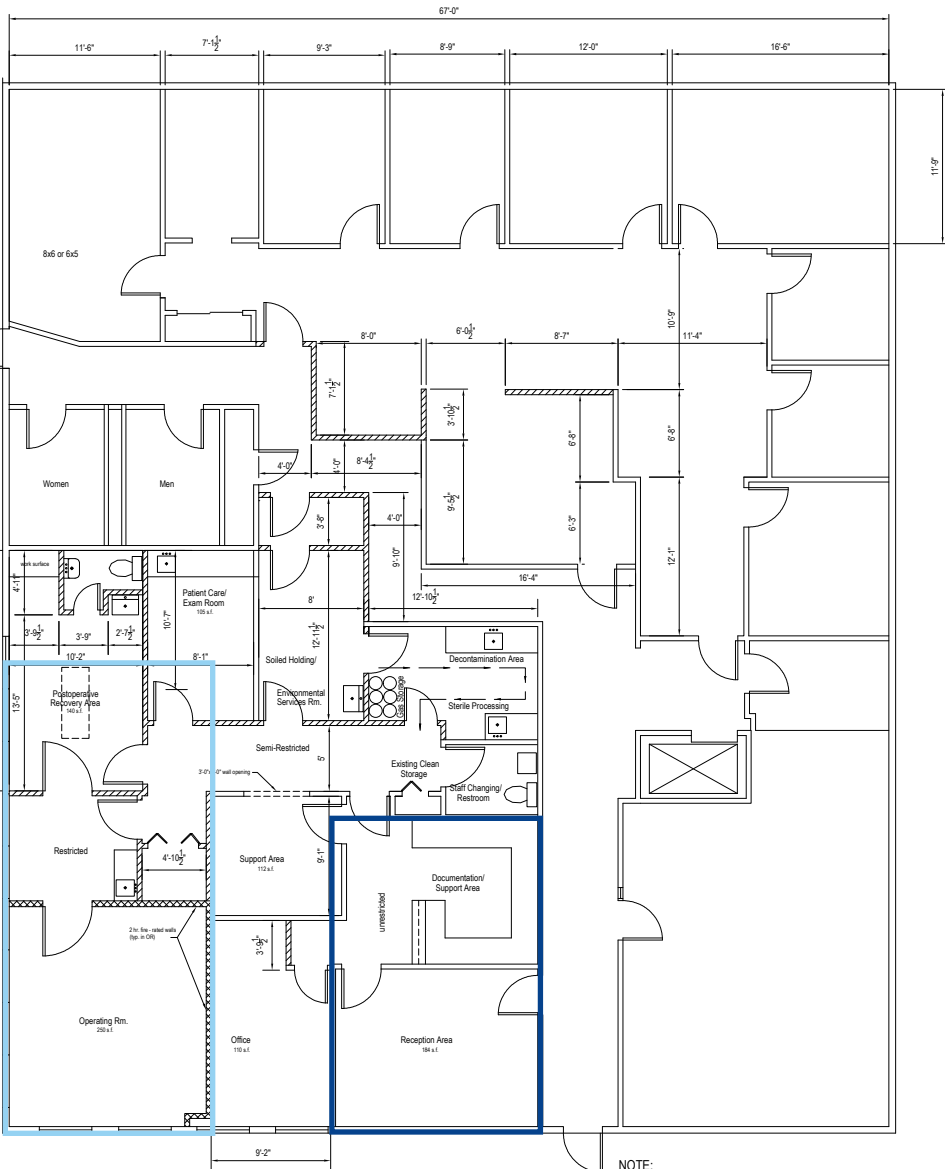
	3 Miles	5 Miles	7 Miles
Total Population	85,391	260,635	514,574
Average Household Income	\$166,620	\$153,721	\$137,898
Bachelor's Degree	43%	43%	40%

Floorplan

Before / After Reception Area



Before / After Procedure Room



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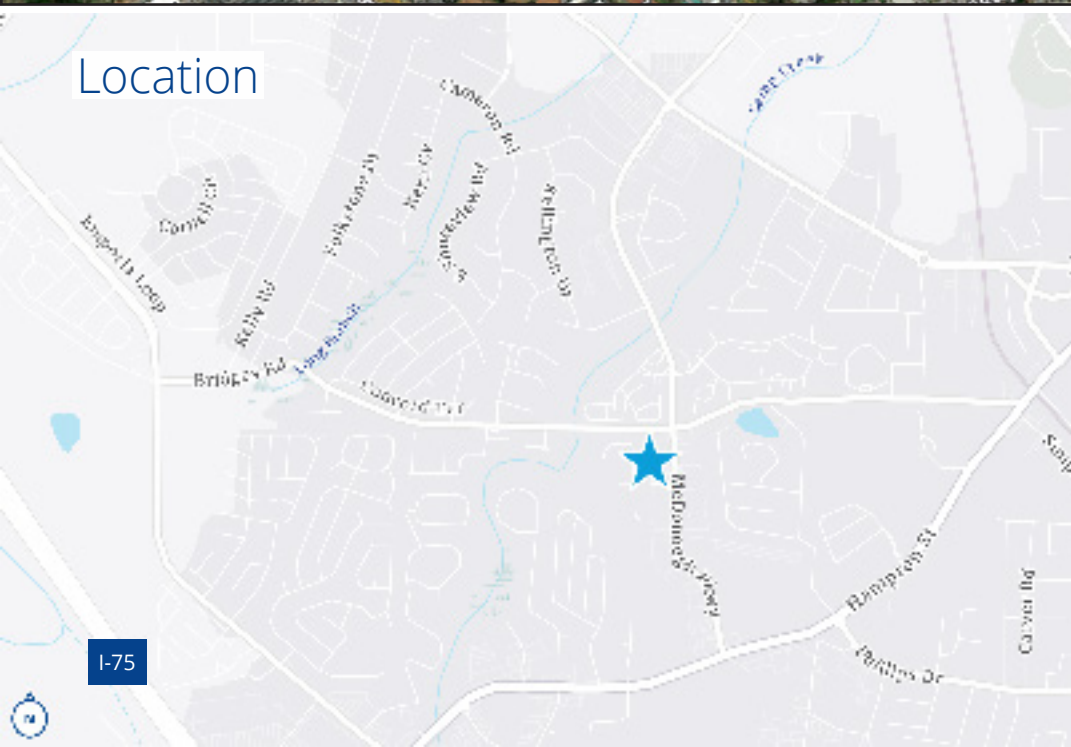


Nearby Amenities



Building Location
★ 411-417 McDonough Pkwy

Location



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