

# Alpharetta Medical Center Medical Building | For Sale



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### Alpharetta Medical Center Medical Office Building

Located on Upper Hembree Road less than a ¼ mile from North Fulton Hospital Campus, Alpharetta Medical Center’s distinctive architecture and close proximity to Alpharetta Highway make this property easy to find and readily accessible. Features include direct access to all suites from the parking area, monument signage on Upper Hembree Road, and ample parking ratio of 4.38/1,000 SF.

Recent improvements include new front doors and entry lights, landscaping, and parking lot seal-coating and striping.

This property is available well below replacement cost with upside for lease-up, and is an excellent opportunity for an owner-user to occupy part of the building and reposition & lease the remainder for additional income.

**Offered for SALE at \$1,295,000**



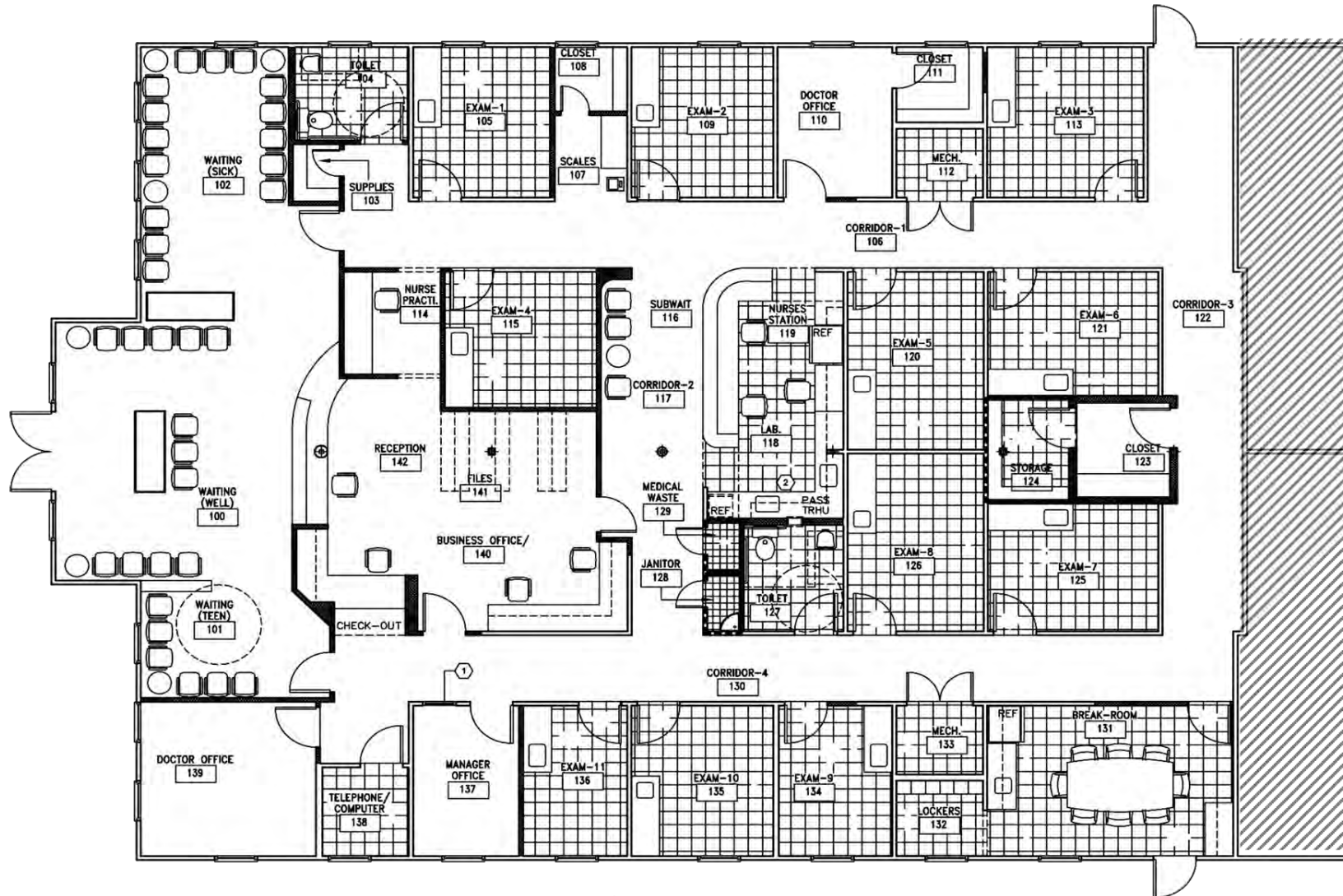
<b>Property Address</b>	1230 Upper Hembree Road Alpharetta, GA 30076
<b>County</b>	Fulton
<b>Property Size</b>	+/- 14,000 SF
<b>Suite Sizes</b>	Suite 201: +/- 6,000 SF Suite 202: +/- 2,000 SF Suite 101: +/- 5,000 SF Suite 102: +/- 1,000 SF (shell)
<b>Property Type</b>	Medical Office
<b>Year Built</b>	1994
<b>Lot Size</b>	1.01 acres
<b>Parking Ratio</b>	4.38/1,000 SF
<b>Zoning</b>	OP
<b>Parcel ID</b>	12 22300553066
<b>2014 Taxes</b>	\$12,767





# Floor Plan - Suite 101

Medical Office Building  
For Sale

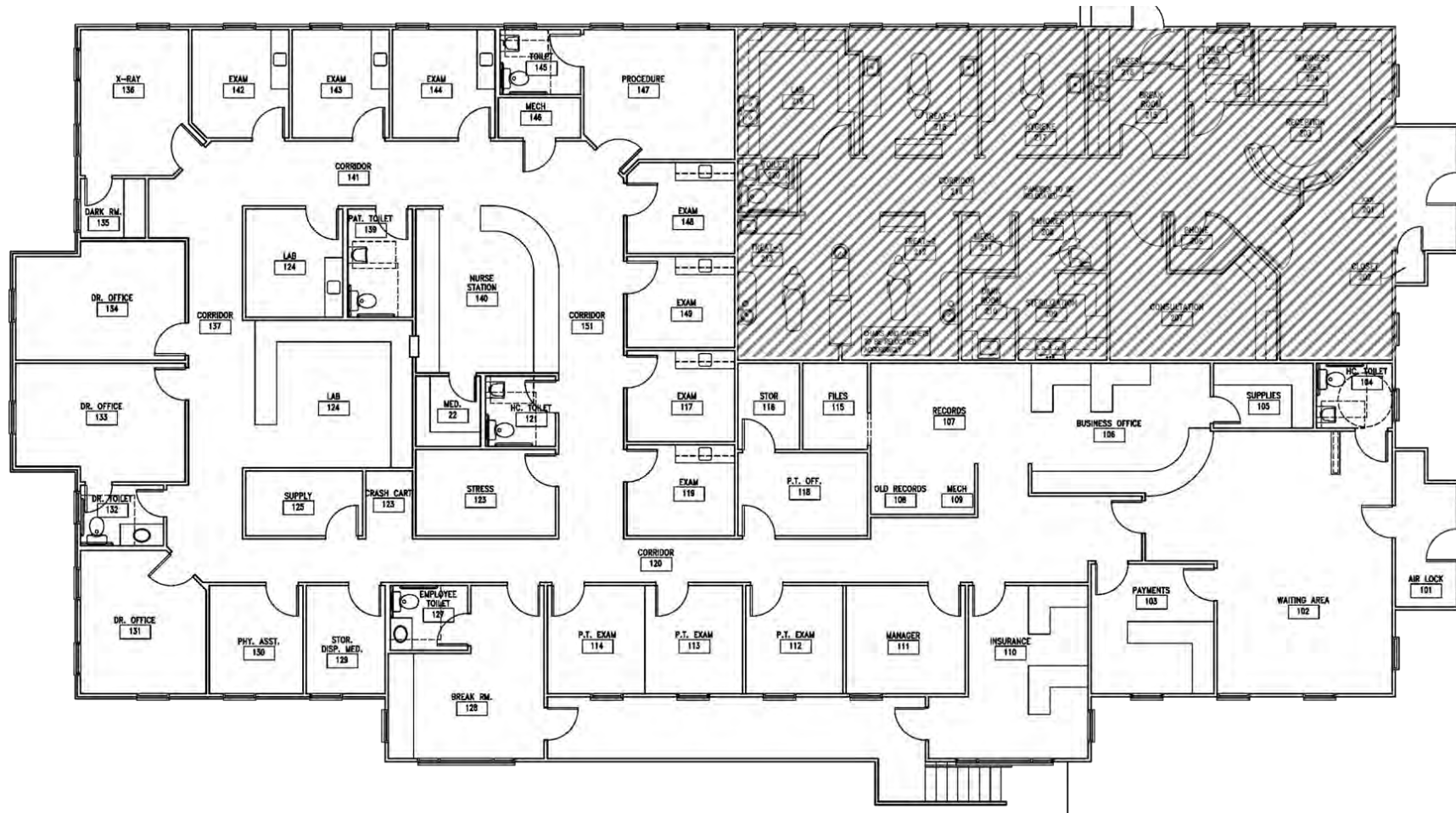


**+/- 5,000 sq ft**

*Floor plan is not drawn to scale and is to be used for illustration purposes only.*

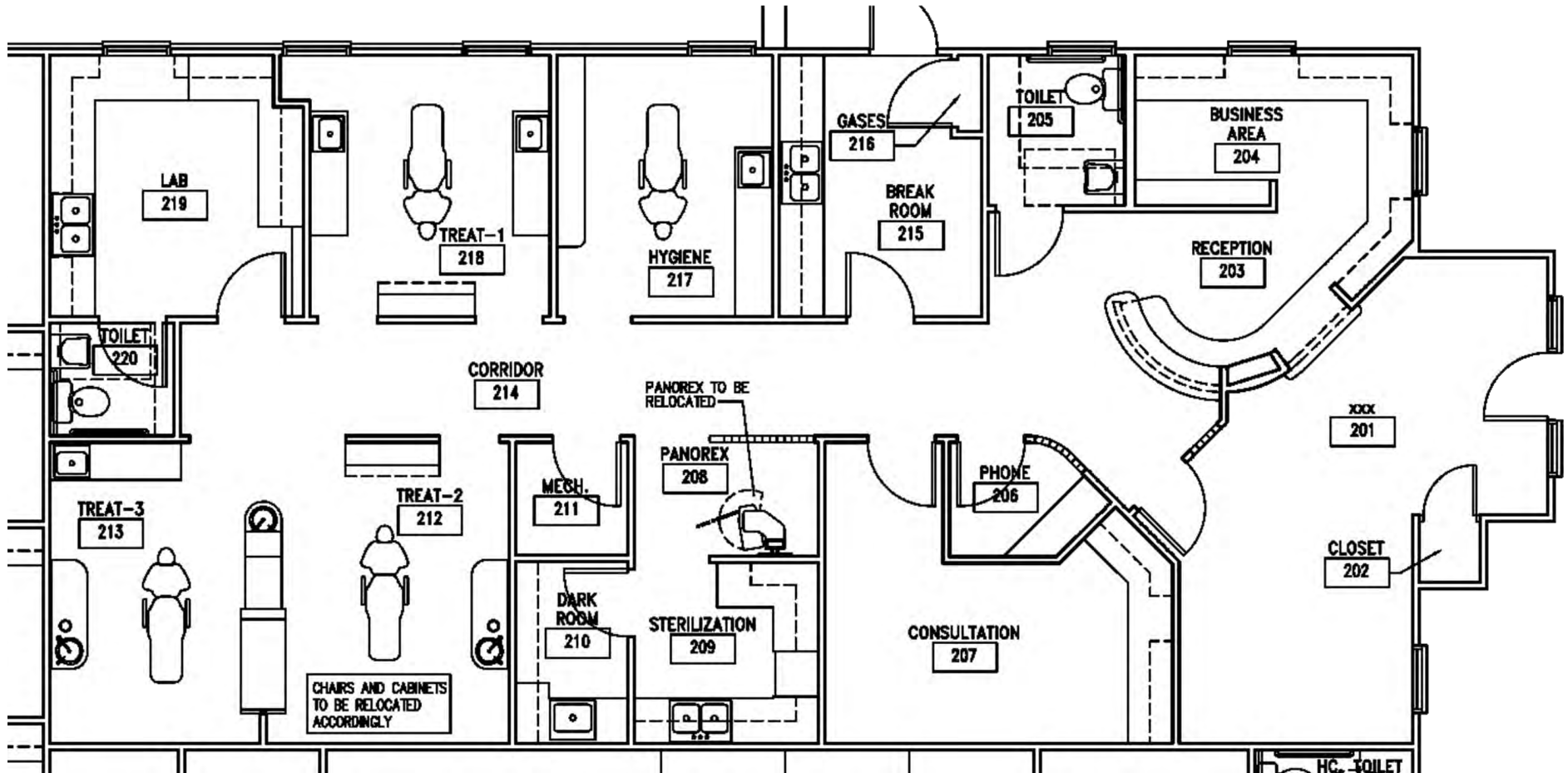
# Floor Plan - Suite 201

Medical Office Building  
For Sale



**+/- 6,000 sq ft**

*Floor plan is not drawn to scale and is to be used for illustration purposes only.*



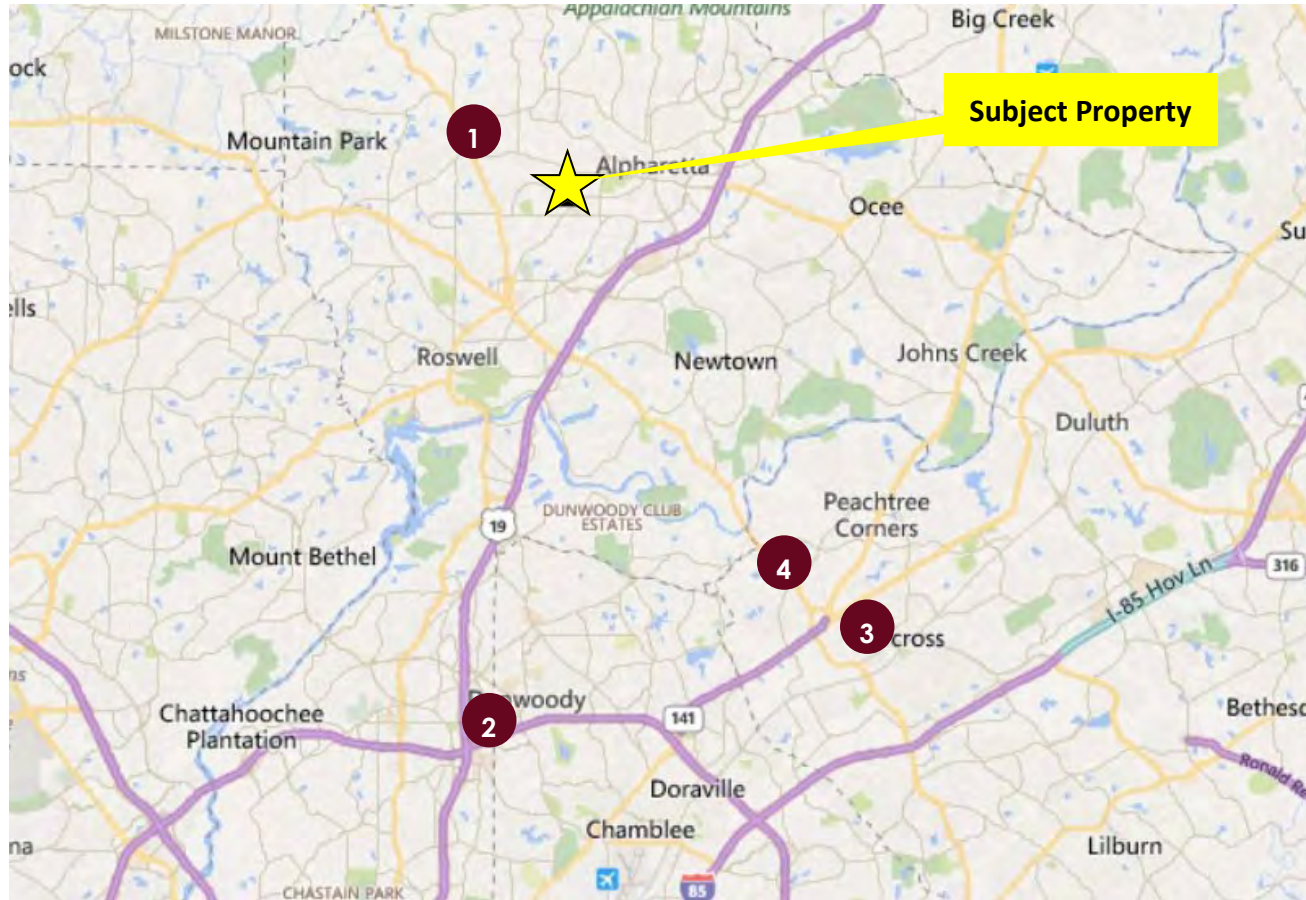
**+/- 2,000 sq ft**

*Floor plan is not drawn to scale and is to be used for illustration purposes only.*



# Sold Comparables (1 of 2)

Medical Office Building  
For Sale



Property Address	City	Building Size (SF)	Sale Date	Sale Price
1230 Upper Hembree Road	Alpharetta	+/- 14,000	TBD	<b>Offered for sale at \$1,295,000</b>
1. 12385 Crabapple Road	Alpharetta	+/- 15,120	2/2015	\$3,800,000
2. 1140 Hammond Drive	Atlanta	+/- 14,700	5/2015	\$1,029,644
3. 680 Holcomb Bridge Road	Norcross	+/- 15,091	2/2014	\$4,600,000
4. 3780 Holcomb Bridge Road	Norcross	+/- 12,566	TBD	Offered for sale \$1,750,000



# Sold Comparables (2 of 2)

## Medical Office Building For Sale



1

<b>Address</b>	12385 Crabapple Road Alpharetta, GA 30004
<b>Building Size</b>	+/- 15,120 SF
<b>Sold Date</b>	2/2015
<b>Sold Price</b>	\$3,800,000



3

<b>Address</b>	680 Holcomb Bridge Road Norcross, GA 30071
<b>Building Size</b>	+/- 15,091 SF
<b>Sold Date</b>	2/2014
<b>Sold Price</b>	\$4,600,000



2

<b>Address</b>	1140 Hammond Drive Atlanta, GA 30328
<b>Building Size</b>	+/- 14,700 SF
<b>Sold Date</b>	5/2015
<b>Sold Price</b>	\$1,029,644

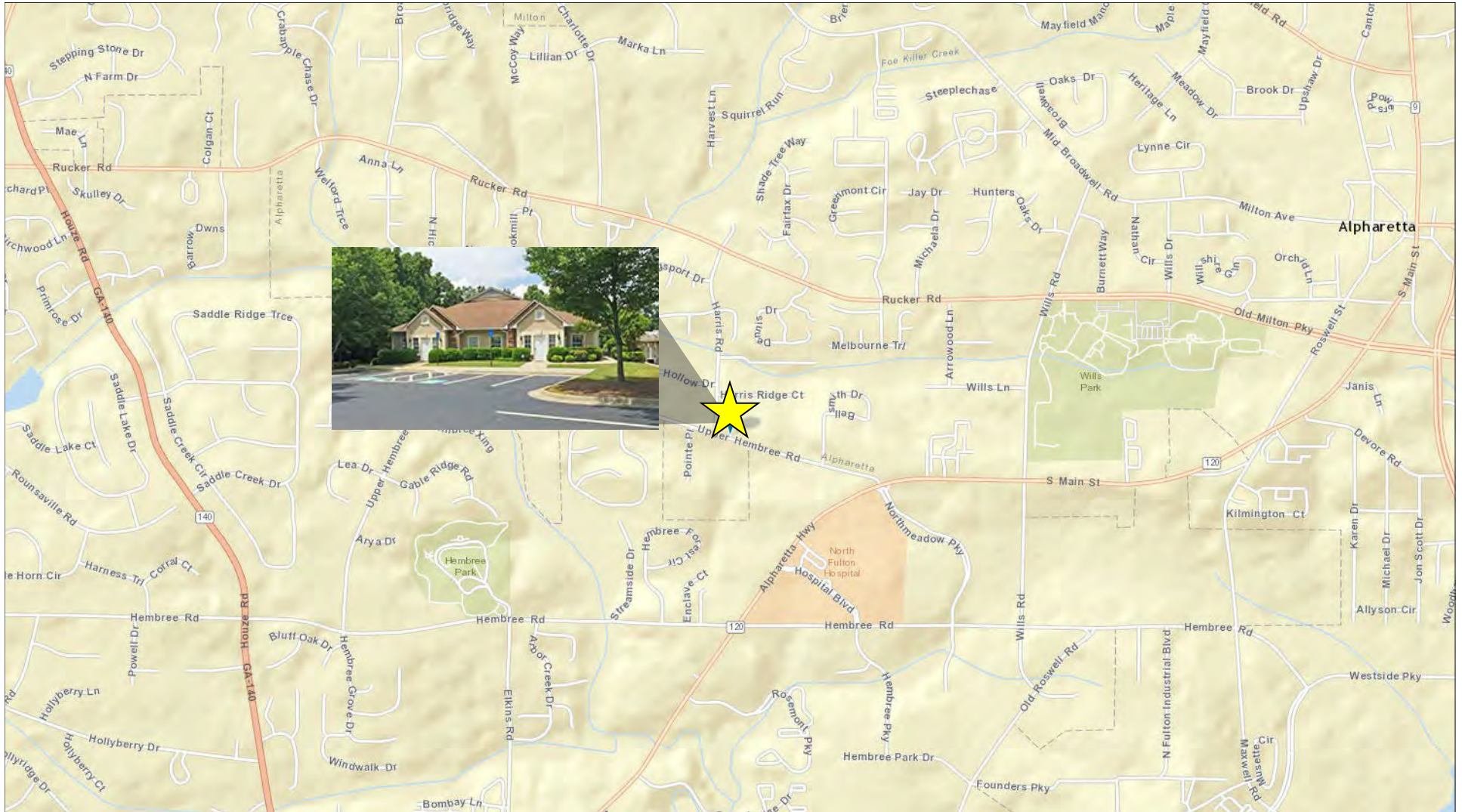


4

<b>Address</b>	3780 Holcomb Bridge Road Norcross, GA 30092
<b>Building Size</b>	+/- 12,566 SF
<b>Sold Date</b>	TBD
<b>Sale Price</b>	\$1,750,000

# Location Map

## Medical Office Building For Sale

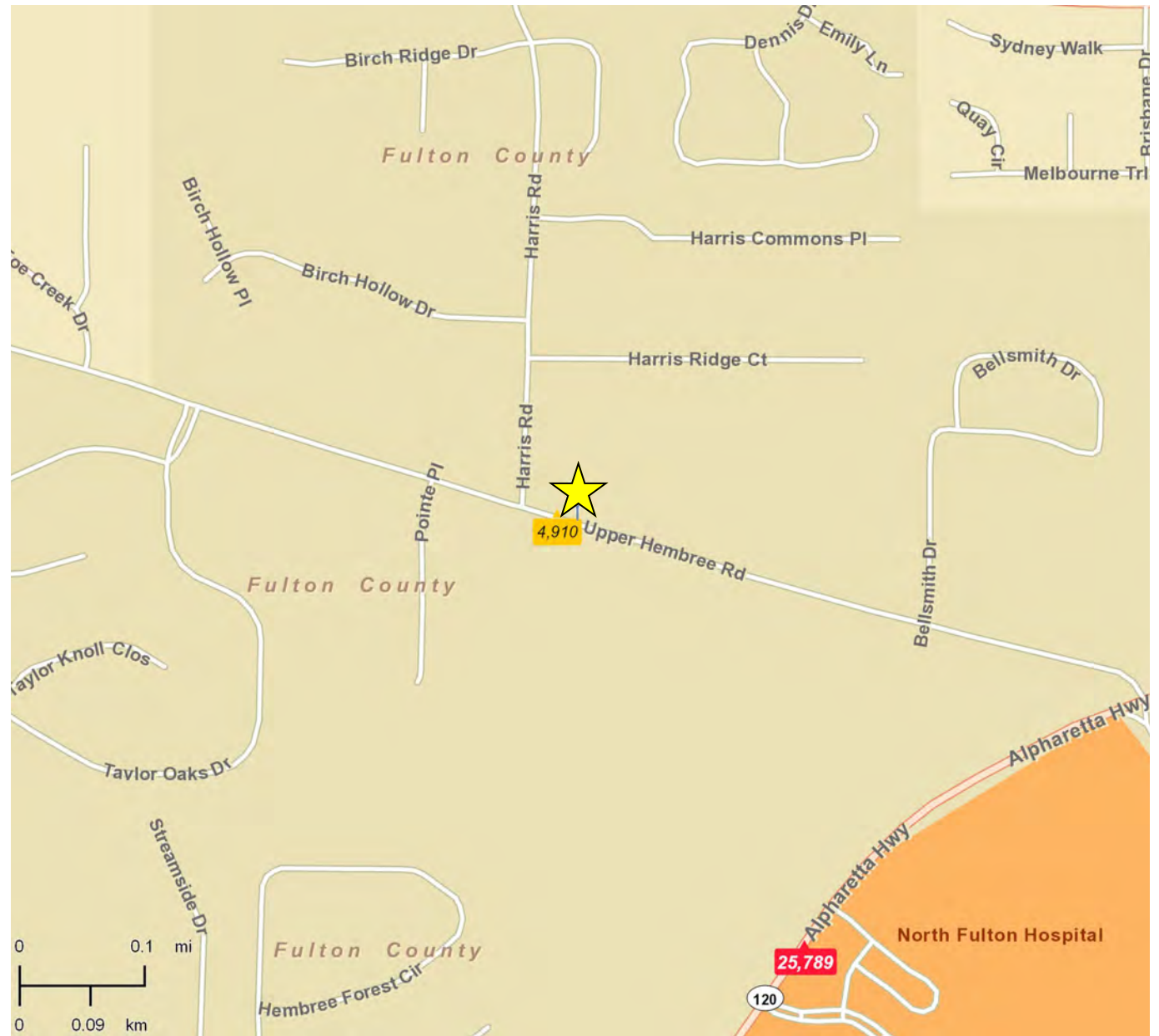




# Demographics & Traffic Count

**Medical Office Building  
For Sale**

2015 Demographics (Esri)	
	<b>1 mile</b>
<b>Population</b>	6,661
<b>Households</b>	2,593
<b>Average Household Income</b>	\$93,616
	<b>3 mile</b>
<b>Population</b>	61,277
<b>Households</b>	23,442
<b>Average Household Income</b>	\$100,825
	<b>5 mile</b>
<b>Population</b>	152,939
<b>Households</b>	59,308
<b>Average Household Income</b>	\$112,906





## Alpharetta, Georgia

Alpharetta is a city in north Fulton County, Georgia, United States. It is an affluent northern suburb of Atlanta.

From the North Georgia Mountains to the Chattahoochee River along a Cherokee Indian trail, a tiny village named New Prospect Camp Ground was formed. This village, made up of tents, a log school, and arbor became a trading post where Indians and white settlers exchanged their goods. The surrounding countryside provided rich farming land, especially for cotton. On December 11, 1858, the town was chartered and became the county seat of Milton County. Alpharetta's city website states the name is a combination of the Greek words for "first" and "town", however "town" in Greek is "Poli" or "Polis" and "Retta" is not even a Greek word. Officially chartered on December 11 of that year, Alpharetta served as the county seat of Milton County until the end of 1931 when Milton was merged with Fulton County to avoid bankruptcy during the Great Depression.

Whether you are looking for a home for yourself or your business, you will be impressed with what Alpharetta has to offer. Atlanta is consistently ranked one of the top cities in the U.S. for business and family life, and Alpharetta is one of the hottest markets in Atlanta for both commercial and residential real estate. Excellent schools, shopping, and access to jobs combined with plenty of green space and a down-home country atmosphere have made Alpharetta the premiere location in Atlanta today.





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## SEAN WILLIAMS

Sean Williams is a commercial real estate broker with vast experience in several property types including retail, industrial, and office properties. His specialty is providing value for institutional investors and corporate users of office properties. Since 2004 Sean has sold and leased substantial properties and land in the Atlanta MSA and Georgia.

Each corporate user's needs are unique. Sean studies corporate trends and specific needs- both initially and for the long term- to ensure the user's ability to establish and maintain long term success. As a native and life-time resident of Atlanta, Sean has nearly half a century of history and first-hand knowledge of real estate in Atlanta and the southeastern region.

Some of Sean's recent clients & projects include:

- 1-800-FLOWERS
- Century Trade Show Services
- Cobb Pediatric Therapy Services
- IndustryPro
- EZ Pawn
- Center for Allergy & Asthma
- Southern Playgrounds
- DSI Renal Kennesaw
- Barrett Court
- DynamiX Web Design
- IP Communications
- Weber Law
- Precision Fabrics
- Byram Healthcare
- QuikTrip Corporation
- The Walk at Mars Hill
- Areté
- Woodpark Medical Office
- Northwinds Summit
- Milan Eye Center
- The Eclipse Buckhead
- Adaptive Learning Center
- Alpharetta Medical Group
- Davis & Church Engineering
- Springer CPA
- Erickson Advisors
- Robert Perry Law
- jobTopia

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.