

NEW LISTING FOR SALE

10500 OLD ALABAMA RD
ALPHARETTA, GA 30022-8273

ALPHARETTA PROFESSIONAL CENTER

PRIME ALPHARETTA LOCATION
NEAR FUTURE ARENA DISTRICT



NEAR \$1B+
RE-DEVELOPMENT



OWNER-USER OR
INVESTMENT



DRIVE-THRU &
AMPLE PARKING

YOUR NEXT HEADQUARTERS OR INVESTMENT

TBRE
REAL ESTATE SERVICES

PROPERTY EXECUTIVE SUMMARY

FOR SALE | OWNER-USER OR INVESTMENT OPPORTUNITY



	PROPERTY ADDRESS
	10500 Old Alabama Connector Rd Alpharetta, GA 30022
	ASKING PRICE
	\$3,190,000
	EST. RENTABLE SQFT
	9,042 SF
	LOT SIZE / ACREAGE
	1.89 Acres
	ZONING
	O (Office)
	YEAR BUILT
	1999
	PRICE PER SF
	\$352.79 / SF
	PROPERTY TYPE
	Retail / Bank Office



KEY FINANCIAL INFORMATION

- **Asking Price:** \$3,190,000
- **Price per Square Foot:** \$352.79 / SF
- **Building Size:** 9,042 SF
- **Occupancy / Delivery:** Immediate Upon Sale
- **Drive-Thru Bays:** 3 Dedicated Lanes + ATM
- **Parking Ratio:** 12.83 / 1,000 SF (116 Spaces)



TENANT OVERVIEW

NATIONAL BANK TENANT & DRIVE-THRU

Currently 100% leased by a national bank, offering immediate income stability or immediate occupancy upon sale for owner-users.

LEASE & OCCUPANCY FLEXIBILITY

- **Owner-User Potential:** Ideal for corporate HQ, medical, or office use upon sale.
- **Existing Infrastructure:** Fully equipped with 3 drive-thru lanes and active ATM kiosk.
- **Turnkey Facility:** High-grade bank layout with robust security infrastructure.



PROPERTY DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE A PREMIUM STANDALONE COMMERCIAL BUILDING IN ALPHARETTA, GA. FEATURING A DRIVE-THRU FACILITY, AMPLE PARKING, AND EXCELLENT VISIBILITY ALONG OLD ALABAMA CONNECTOR RD. LOCATED IN A HIGH-INCOME DEMOGRAPHIC AREA JUST MOMENTS FROM THE FUTURE \$1B+ RE-DEVELOPMENT DISTRICT. PERFECT FOR AN OWNER-USER HEADQUARTERS OR COMMERCIAL INVESTMENT.

678-417-1434
CALL OR TEXT



INTERESTED? LET'S TALK.

CONTACT US TODAY TO SCHEDULE A PRIVATE PRESENTATION.

PROPERTY HIGHLIGHT



LOCATION
OVERVIEW

Prime Alpharetta location along Old Alabama Connector Rd, positioned directly in the pathway of growth near GA-400, North Point Mall, and Avalon retail hubs.



TRAFFIC &
ACCESS

Immediate access to GA-400 (160,000+ VPD) and 30,000+ combined VPD at Old Alabama Rd Connector & Mansell Rd, delivering massive daily vehicular exposure.



DEMOS
PROFILE

Highly affluent submarket with an Average Household Income exceeding \$120,000+ and over 70,000+ residents within a 3-mile radius, driving exceptional consumer spending.



RETAIL &
VISION

Exceptional retail synergy with proximity to North Point Mall, Avalon, and major national retailers, driving consistent cross-shopping traffic.



INVESTMENT
PROFILE

High-demand North Fulton commercial asset offering strong long-term rental growth, excellent intrinsic land value, and high investor liquidity.



ZONING
& SPECS

Versatile commercial building with rare standalone drive-thru capability, 116 dedicated parking spaces, and zero immediate CapEx requirements.



160,000+
COMBINED VPD
GA-400 & Old Alabama Rd



\$120,000+
AVERAGE HH INCOME
Within 3-Mile Radius



70,000+
TOTAL POPULATION
Within 3-Mile Radius



\$1B+
REDEVELOPMENT
North Point Mixed-Use District



116 SPACES
DEDICATED PARKING
3 Drive-Thru Bays Included



9,042 SF
FREESTANDING ASSET
1.89 AC Prime Retail Site



LOCATION ADVANTAGES

- ✓ Surrounded by \$1B+ North Point redevelopment & prime retail hubs
- ✓ Direct access to GA-400 & Old Alabama Rd with 160,000+ VPD

- ✓ Minutes from North Point Mall, Avalon, and major employment hubs
- ✓ Affluent consumer base with \$120,000+ Average HH Income



SCHEDULE A PRIVATE TOUR 678-417-1434
Contact us today to learn more about this exceptional opportunity.



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PHOTOS

COMPREHENSIVE PROPERTY SITE & INTERIOR SHOWCASE



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FOR MORE INFORMATION

Contact our team today to learn more about this exceptional opportunity.

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