

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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11520 DAVIS DRIVE

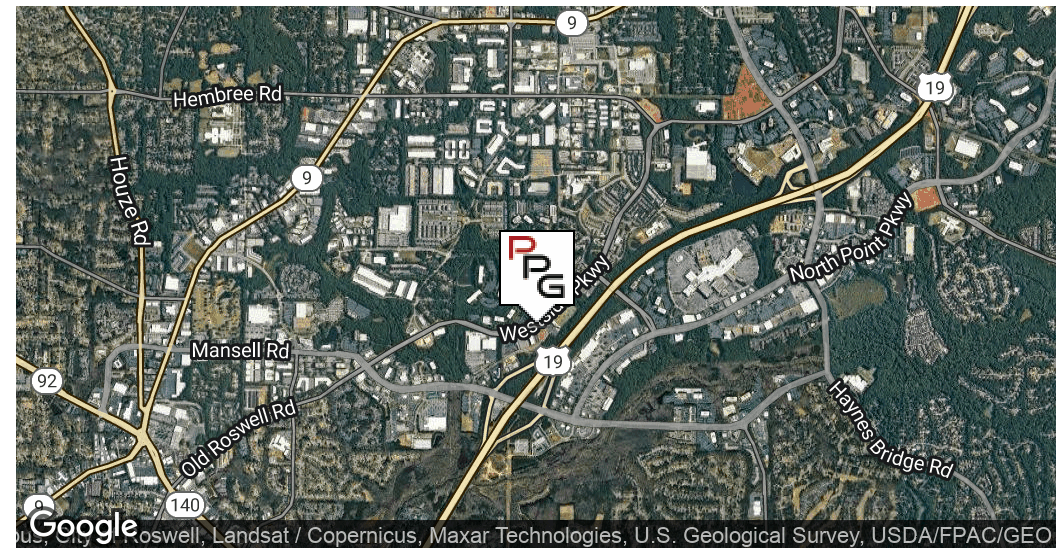
FOR LEASE

Office Building :

11520 DAVIS DRIVE, ALPHARETTA, GA 30009

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OFFERING SUMMARY

Lease Rate:	\$31.00 - 35.00 SF/yr (NNN)
Building Size:	24,256 SF
Available SF:	1,363 - 7,829 SF
Lot Size:	6.97 Acres
Zoning:	LI
Market:	Alpharetta

PROPERTY OVERVIEW

With well-designed floor plans, ample on-site parking, proximity to multiple Fortune 500 companies, and convenient access to GA 400, Davis Alpharetta stands out as the ideal location. There are also excellent opportunities for premium brand exposure with signage.

PROPERTY HIGHLIGHTS

- Highly Efficient Floor Plans
- Signage/Branding Opportunities
- Prime Location with Endless Entertainment Options

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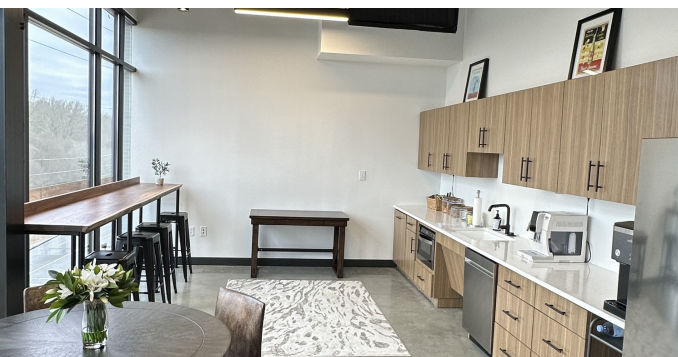
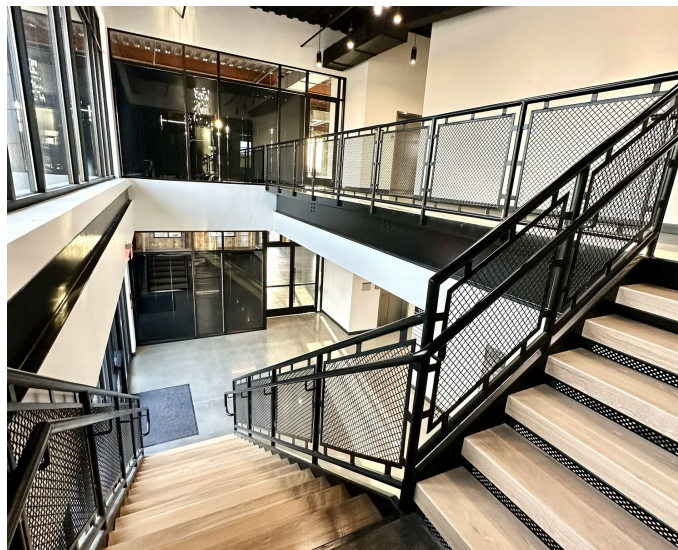
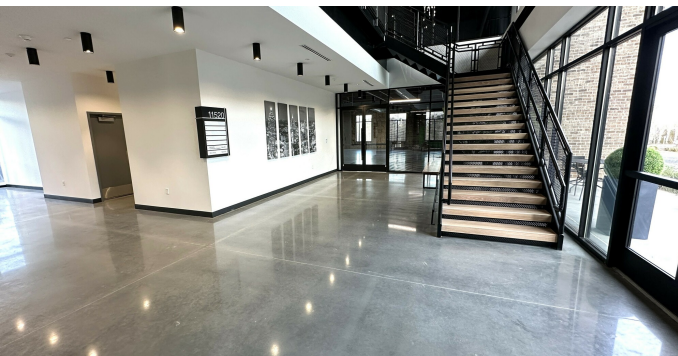
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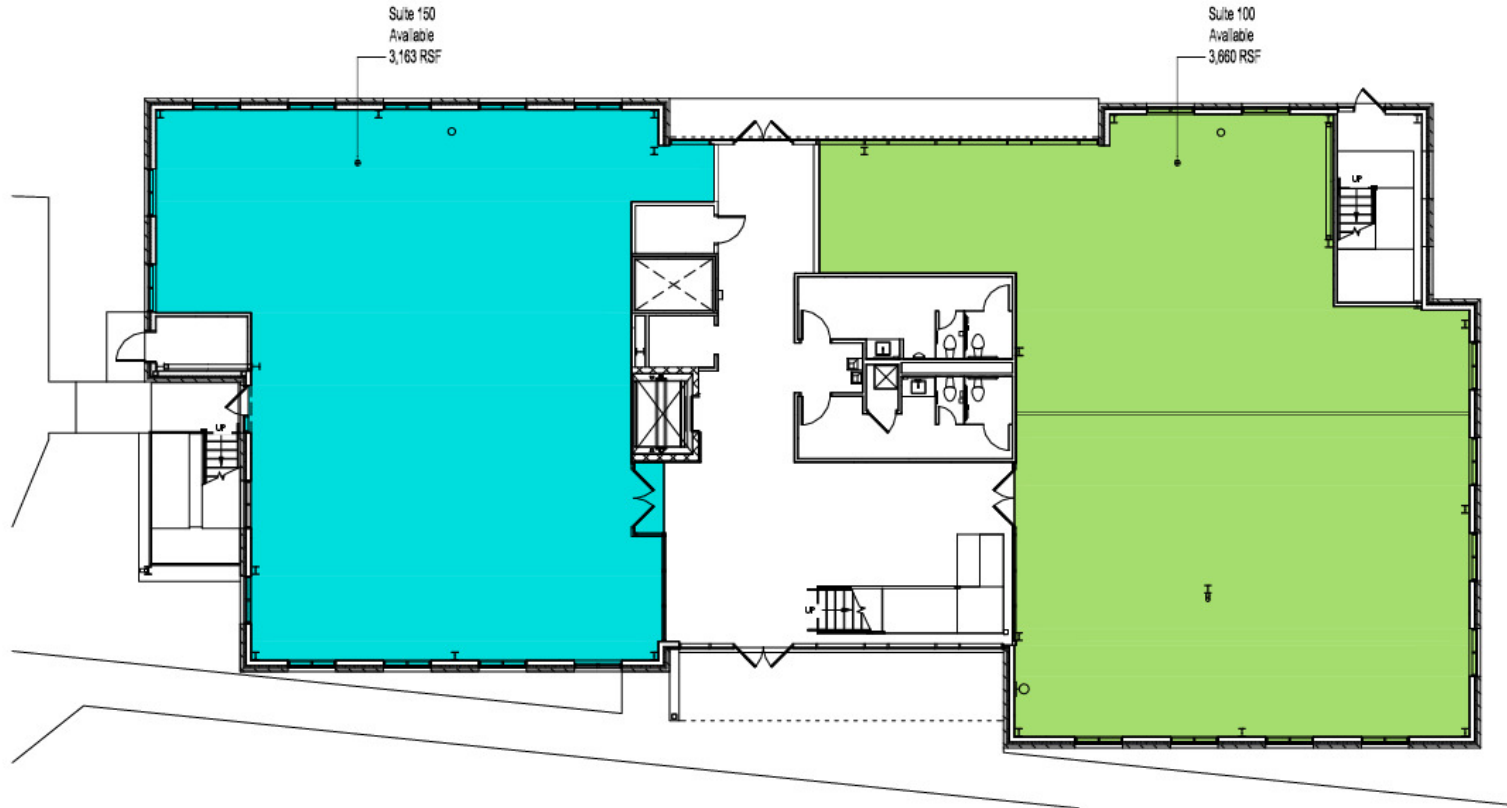
Map data ©2024 Google Imagery ©2024 Airbus, City of Roswell, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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First Floor 11520 Davis Drive

332 1

Design Group

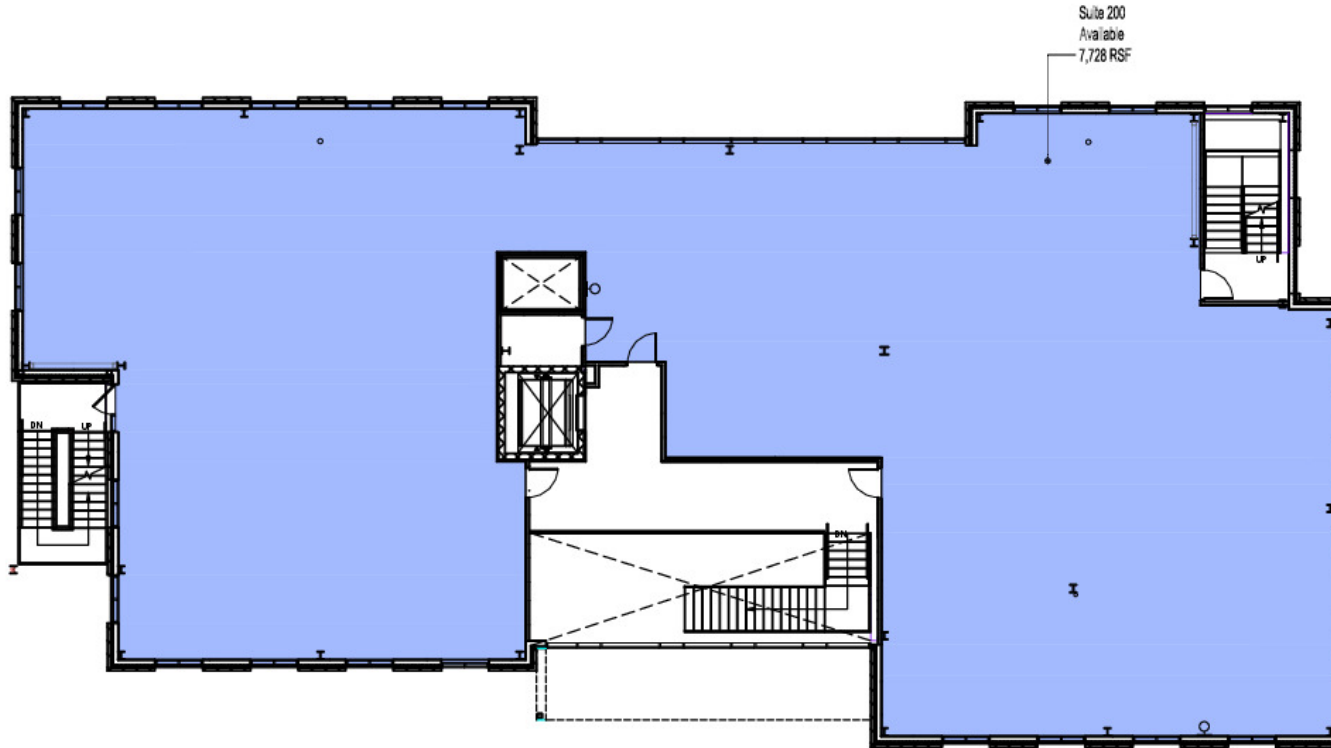
First Floor

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Second floor 11520 Davis Drive
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Second Floor

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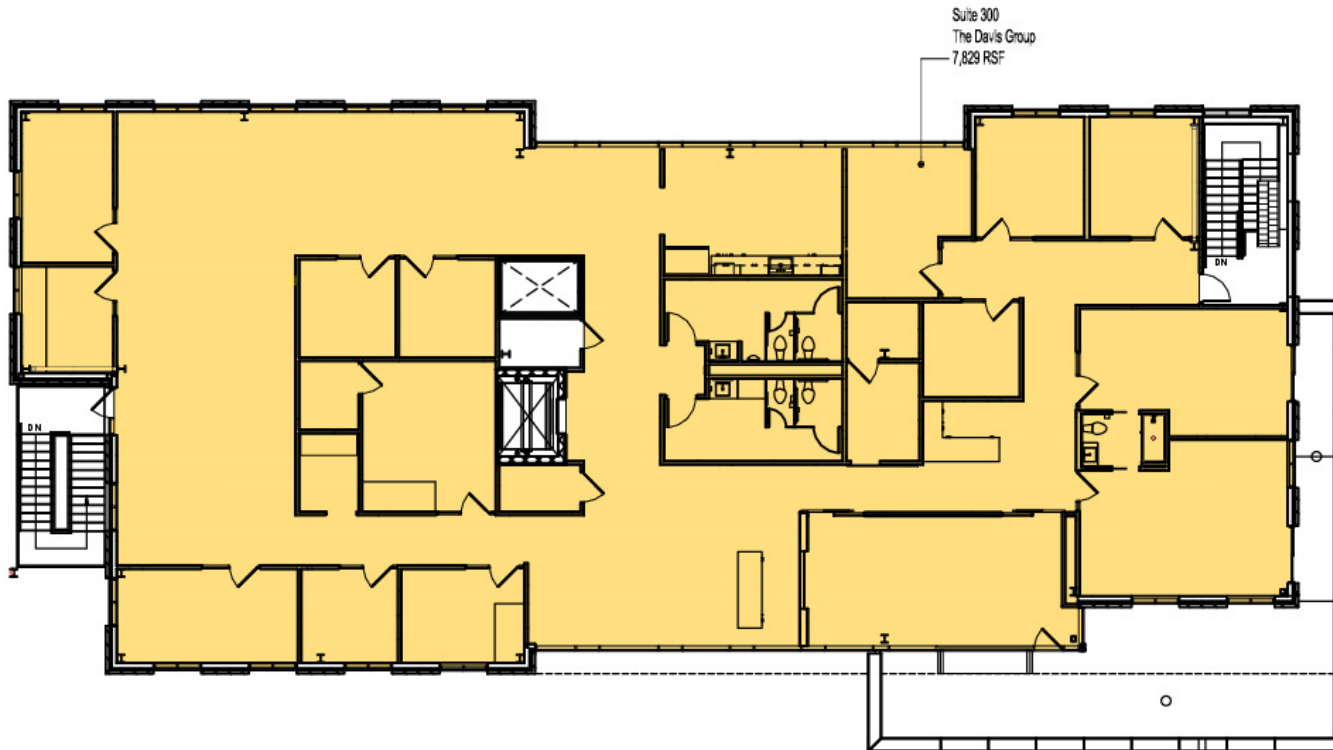
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Third Floor 11520 Davis Drive

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east group



Third Floor

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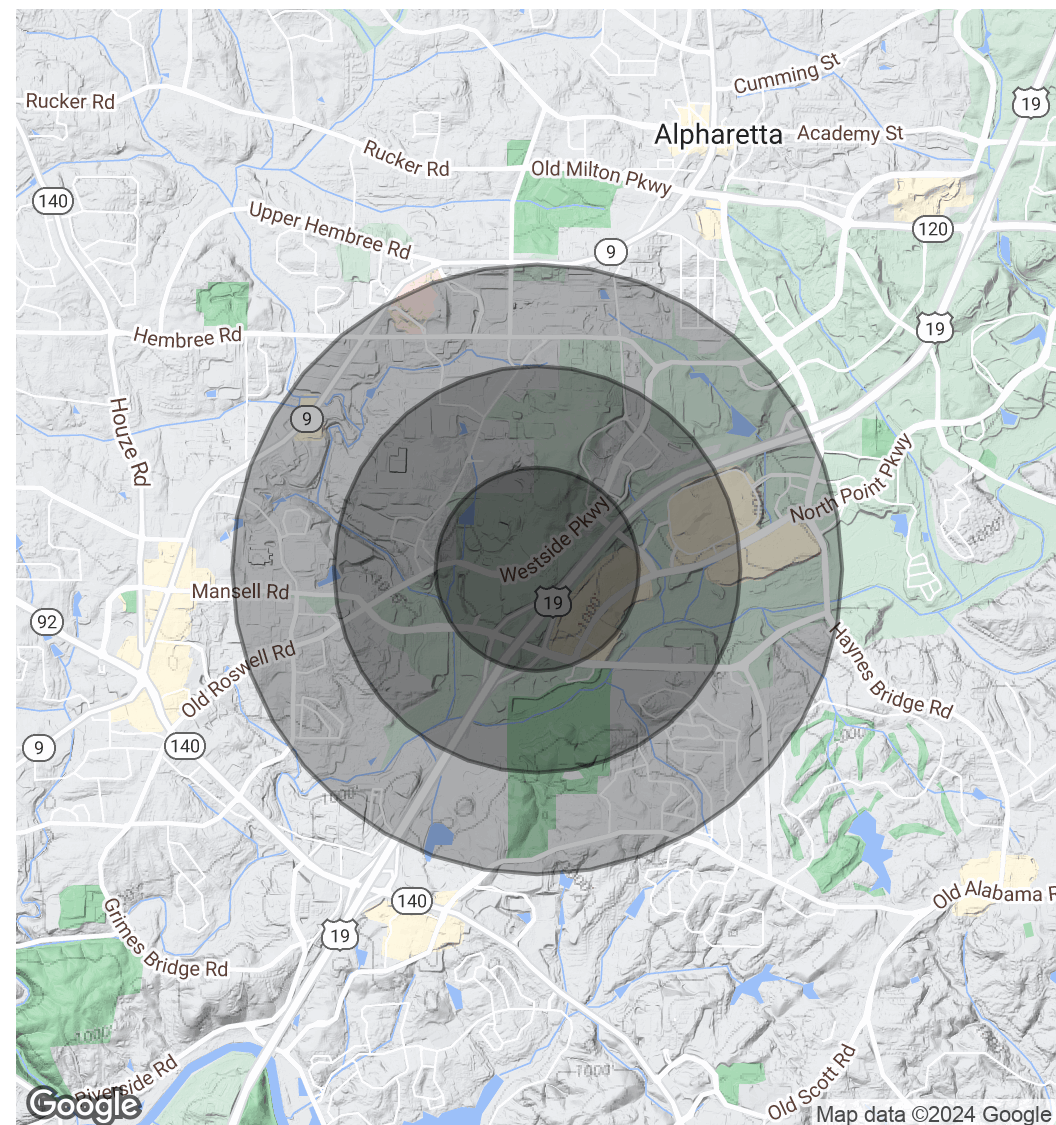
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,279	7,172	19,159
Average Age	43.9	35.6	33.3
Average Age (Male)	36.9	30.9	30.2
Average Age (Female)	48.1	38.5	34.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	591	2,702	6,766
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$84,008	\$80,329	\$96,029
Average House Value	\$254,239	\$240,079	\$249,040

* Demographic data derived from 2020 ACS - US Census



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