

RETAIL FOR SALE

4161 ROSWELL RD NE

4161 ROSWELL ROAD NORTHEAST, ATLANTA, GA 30342



FOR SALE

KELLER WILLIAMS REALTY ATLANTA -

3365 Piedmont Road Suite 1050
Atlanta, GA 30305



Each Office Independently Owned and Operated

PRESENTED BY:

TRAVIS BRYENTON

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travisbryenton@kw.com

375090, GA

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4161 ROSWELL ROAD NORTHEAST



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EXECUTIVE SUMMARY

4161 ROSWELL ROAD NORTHEAST



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	2419 +/-
LOT SIZE:	.34 Acre
FRONTAGE:	Roswell Road
RENOVATED:	2001
YEAR BUILT:	1945
PARKING:	15
PARKING RATIO:	6.20/1,000 SF
ZONING:	RLC

PROPERTY OVERVIEW

A rare opportunity to acquire a high-visibility, mixed-use property in the heart of North Buckhead. 4161 Roswell Rd NE is a ±2,419 square foot freestanding building situated on a ±0.34-acre lot, offering a strategic blend of current utility and future development potential.

Zoned RLC (Residential Light Commercial), this property is ideal for office, medical, service retail, or creative studio use. The site is currently configured with two stories of open-plan flex space, a full kitchen, two bathrooms, and a paved parking lot with approximately 15 dedicated spaces. The building is currently occupied by custom upholstery and chiropractic tenants, as well as a rentable photography studio.

Located along one of Atlanta's most traveled corridors with traffic counts exceeding 36,000 VPD, the property offers exceptional exposure and convenient access to Chastain Park, Blue Heron Nature Preserve, and the Buckhead business district.

For investors or developers, the site supports multiple exit strategies including: Adaptive reuse, Mixed-use, Luxury townhome development with elevated construction to meet flood compliance

This is a rare chance to secure a flexible commercial asset in a supply-constrained, affluent neighborhood with household incomes exceeding \$180,000 within a 1-mile radius.

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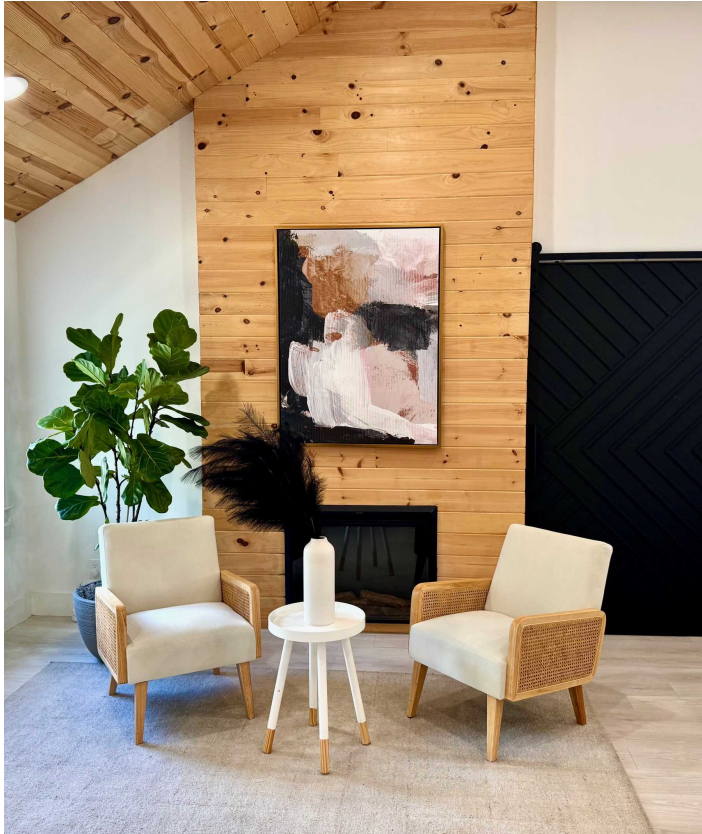


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PROPERTY PHOTOS

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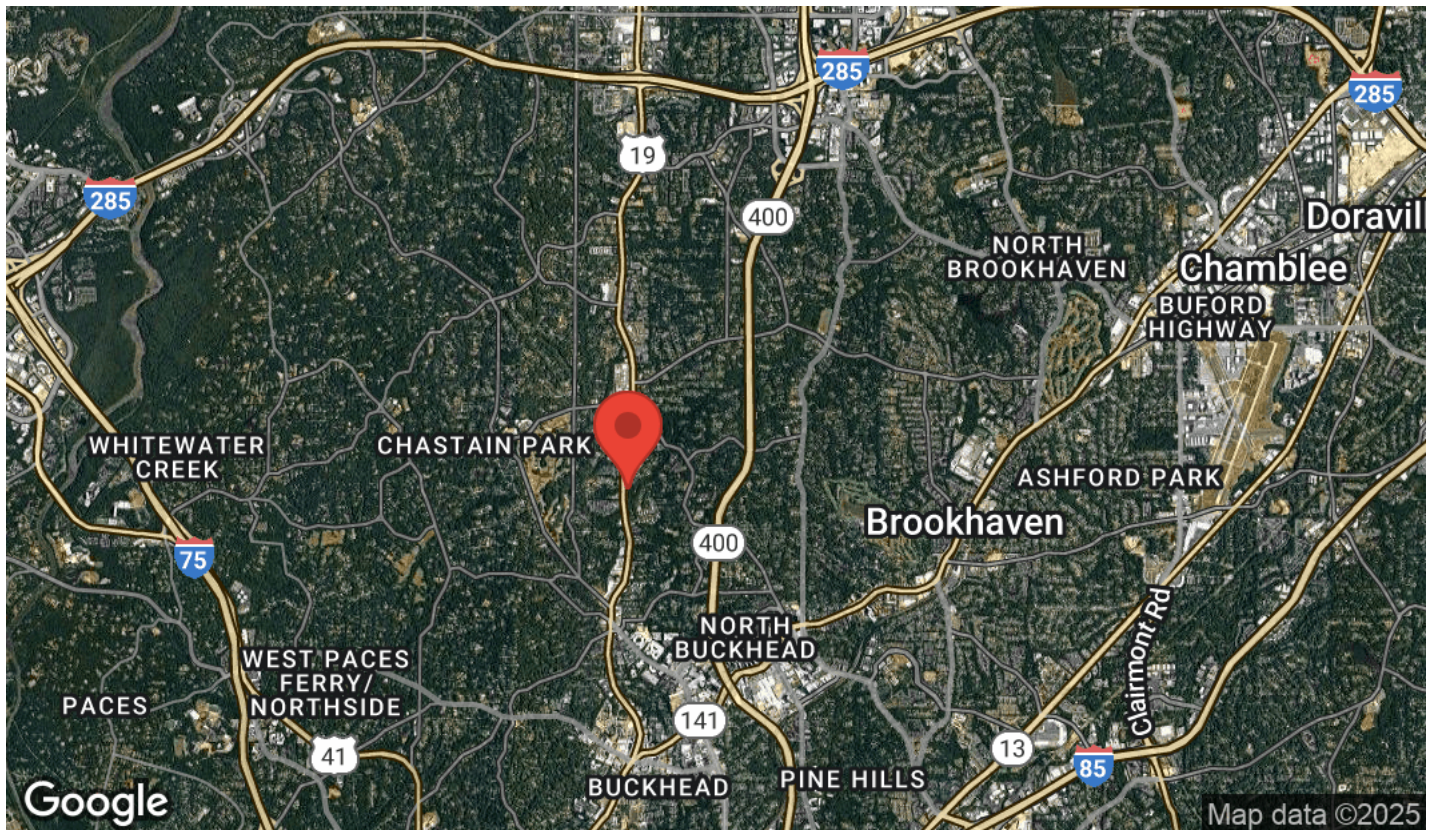
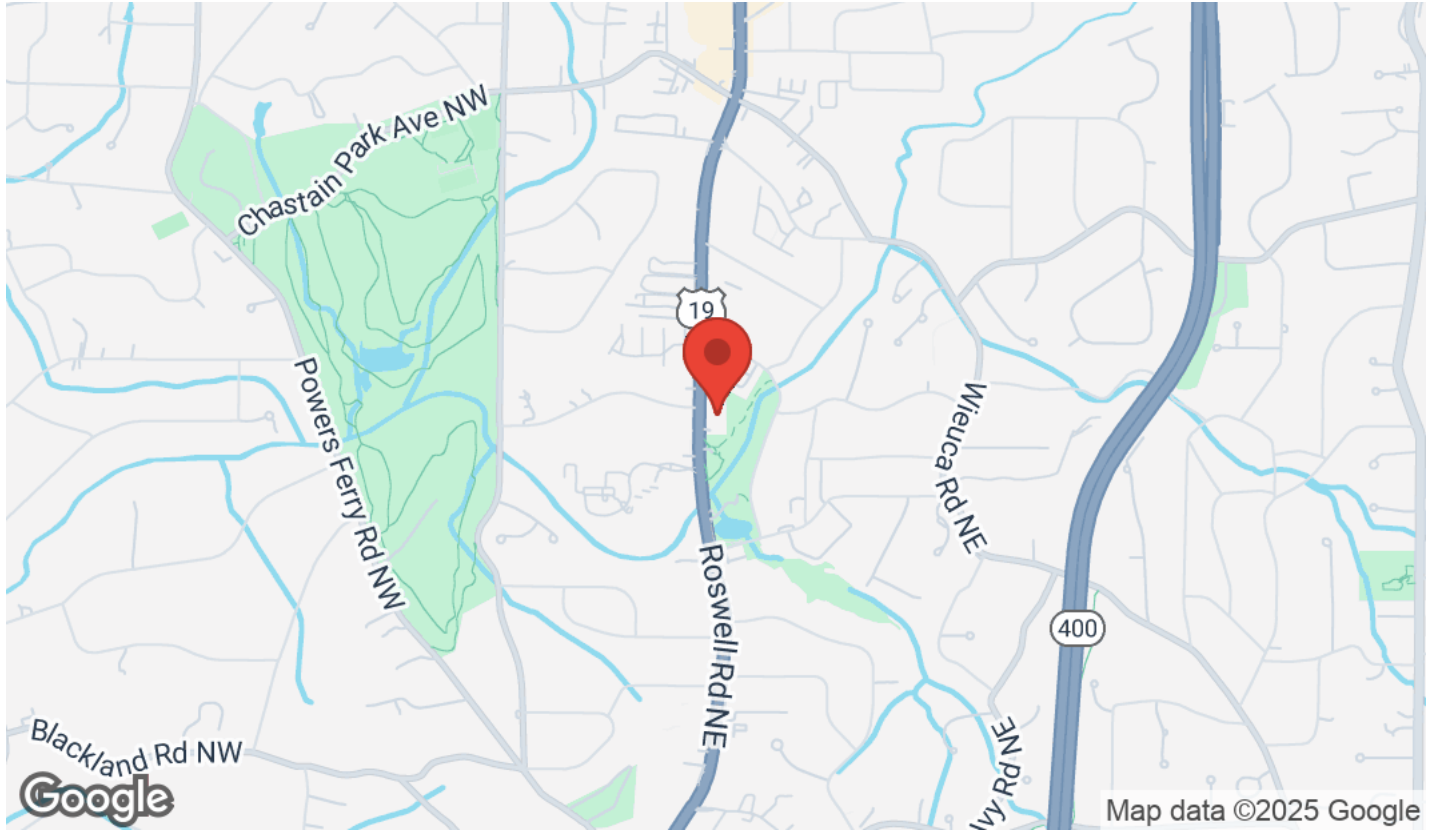


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LOCATION MAPS

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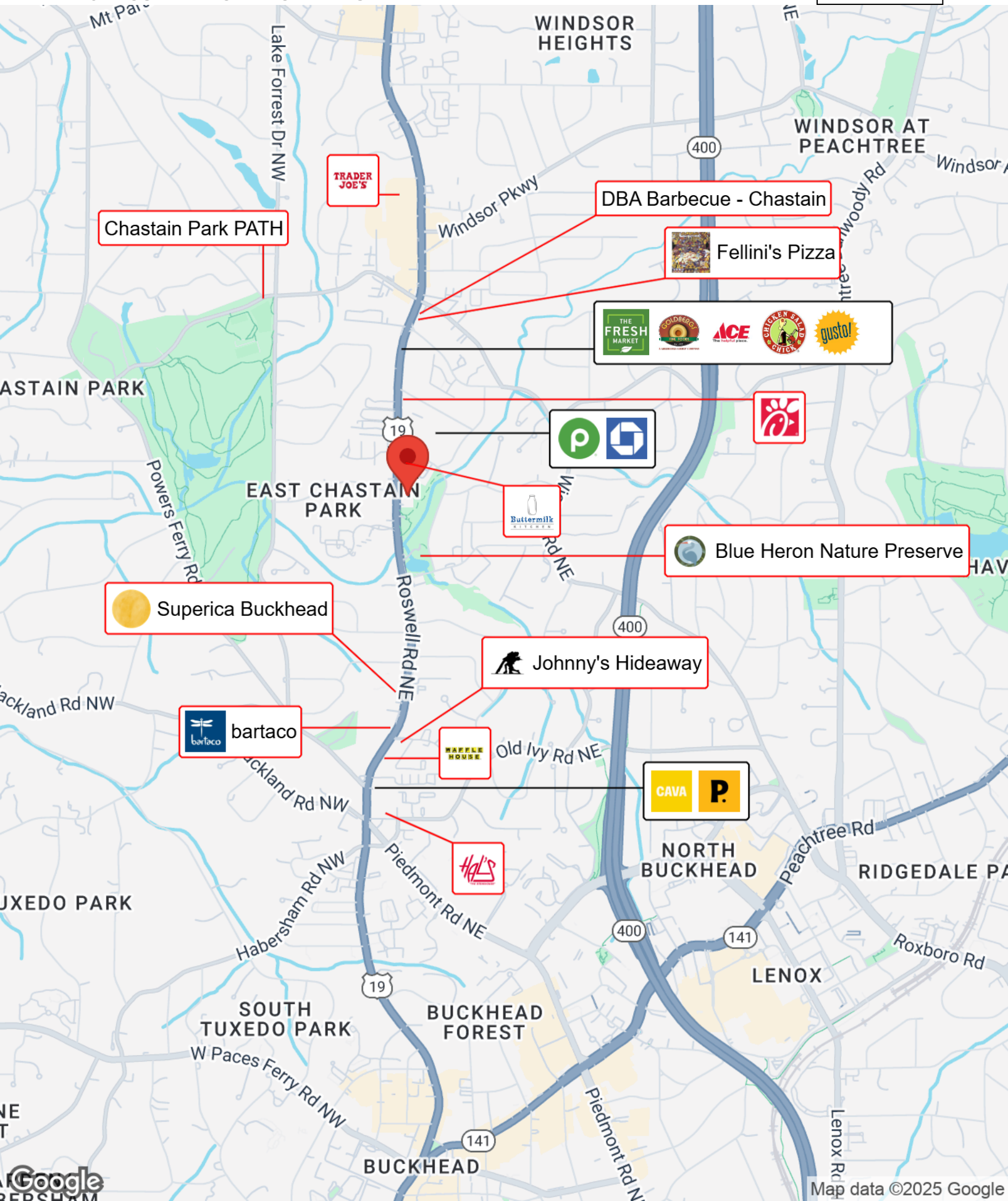
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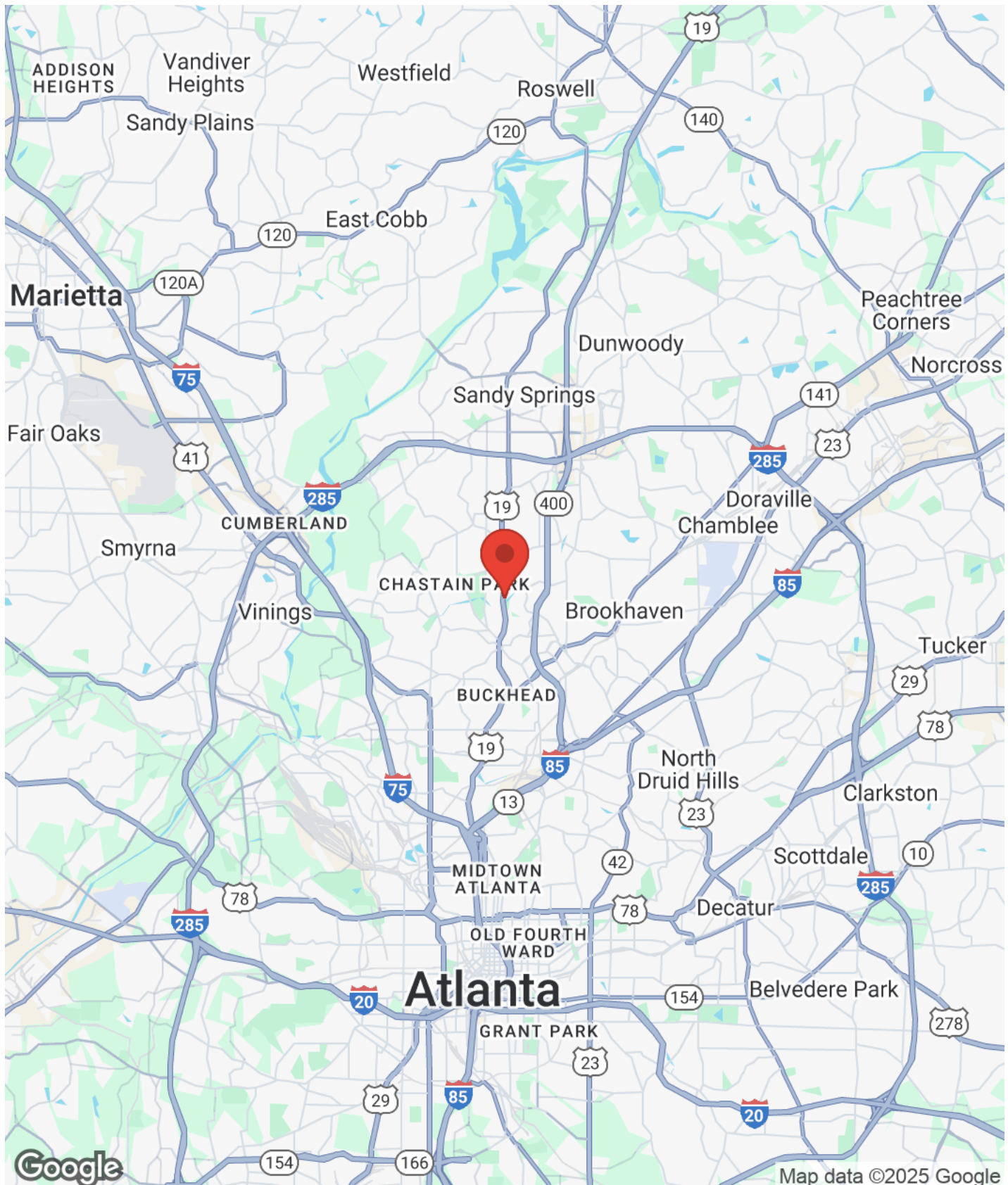
BUSINESS MAP

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REGIONAL MAP

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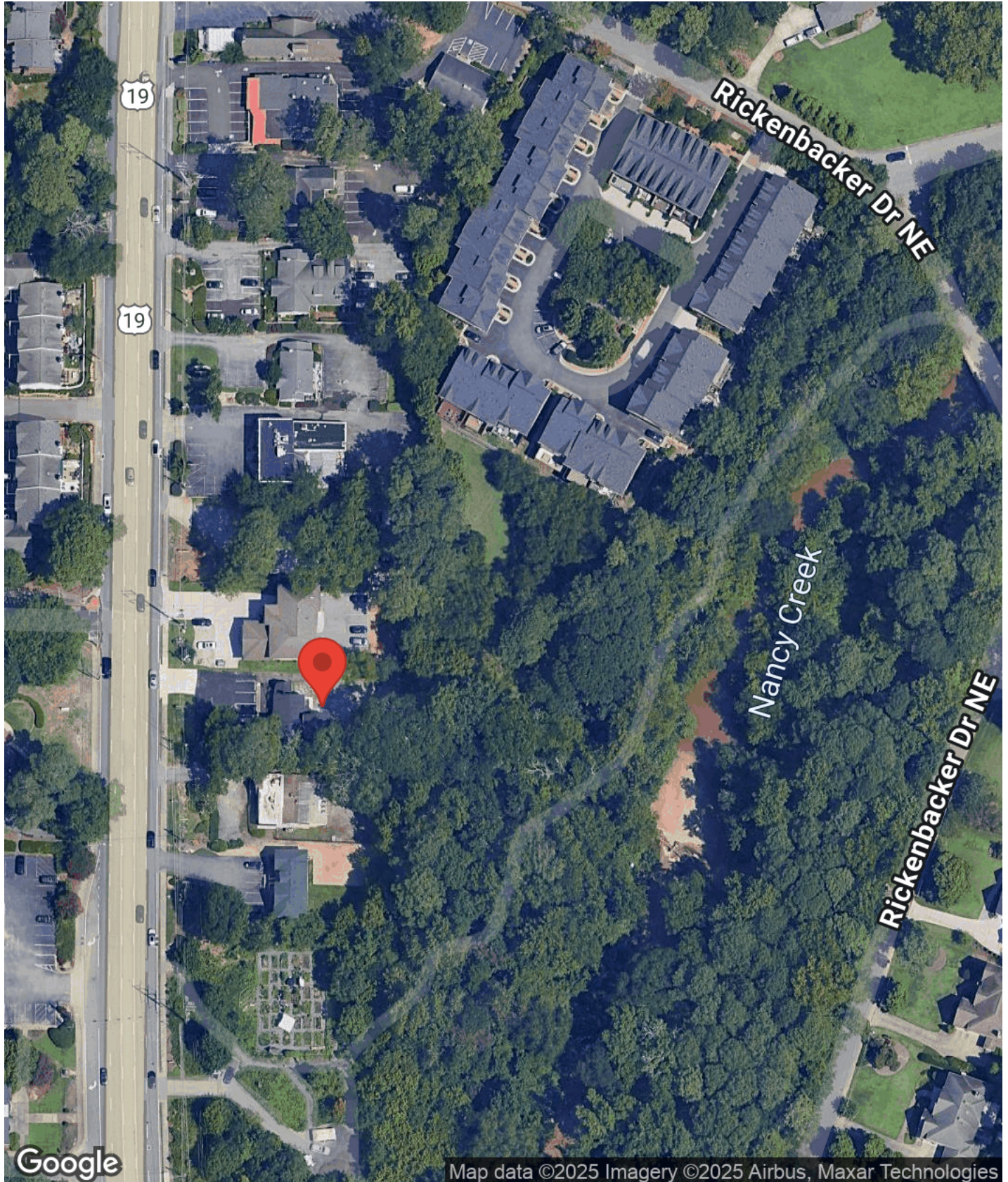


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AERIAL MAP

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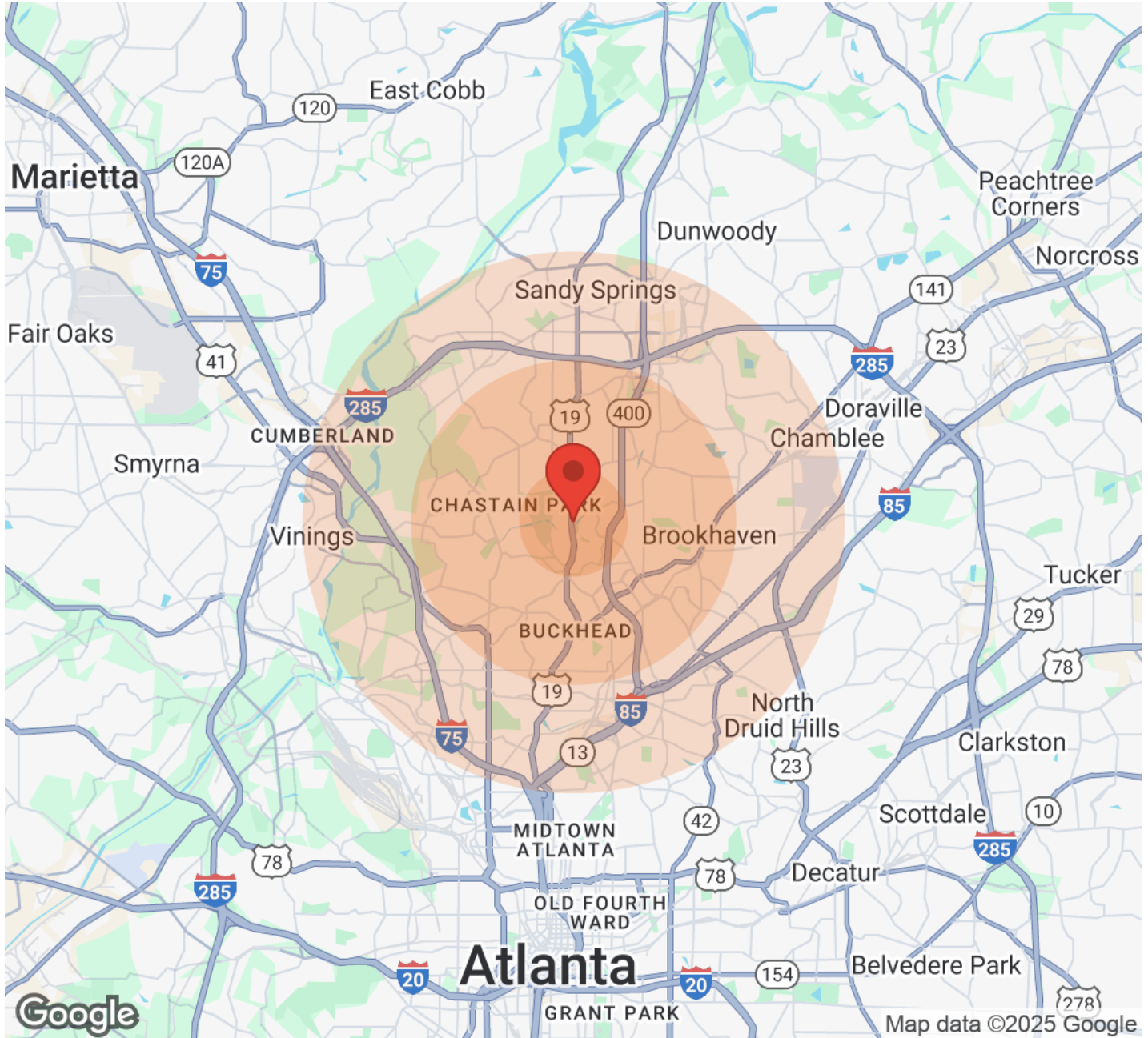
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DEMOGRAPHICS

4161 ROSWELL ROAD NORTHEAST



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,100	47,196	127,119	Median	\$119,709	\$85,339	\$75,842
Female	3,447	48,504	126,430	< \$15,000	216	4,040	11,709
Total Population	6,547	95,700	253,549	\$15,000-\$24,999	93	2,842	9,005
				\$25,000-\$34,999	224	3,312	8,934
Age				\$35,000-\$49,999	331	5,360	14,767
Ages 0-14	1,165	16,132	43,641	\$50,000-\$74,999	441	6,559	19,922
Ages 15-24	719	9,136	23,085	\$75,000-\$99,999	381	4,403	13,410
Ages 25-54	2,633	40,948	114,534	\$100,000-\$149,999	590	7,223	17,133
Ages 55-64	803	12,203	31,529	\$150,000-\$199,999	297	3,241	7,878
Ages 65+	1,227	17,281	40,760	> \$200,000	575	8,658	17,286

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PROFESSIONAL BIO

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TRAVIS BRYENTON

Contact Travis Bryenton for showing details.



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