

PRIME ROSWELL PROPERTY FOR SALE

**112 NORCROSS ST.**

RE-DEVELOPMENT PROPERTY



**FOR SALE**

**KW COMMERCIAL | ATLANTA - PERIMETER**

115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



Each Office Independently Owned and Operated

*PRESENTED BY:*

**SCOTT MORCHOWER**

Director, Associate Broker

O: (770) 310-9575

C: 770-310-9575

smorchower@kw.com

334182, GA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

112 NORCROSS STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,500.000
<b>LOT SIZE:</b>	0.9 ACRES
<b>ZONING:</b>	MIXED-USE

## PROPERTY OVERVIEW

### RE-DEVELOPMENT PROPERTY

Adjoining the new Southern Post Mixed-Use Complex

Almost 1 full acre next to new Offices, Retail, and a Brewery with more coming

**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

**SCOTT MORCHOWER**  
Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA



Each Office Independently Owned and Operated

# PROPERTY PHOTOS

112 NORCROSS STREET



**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

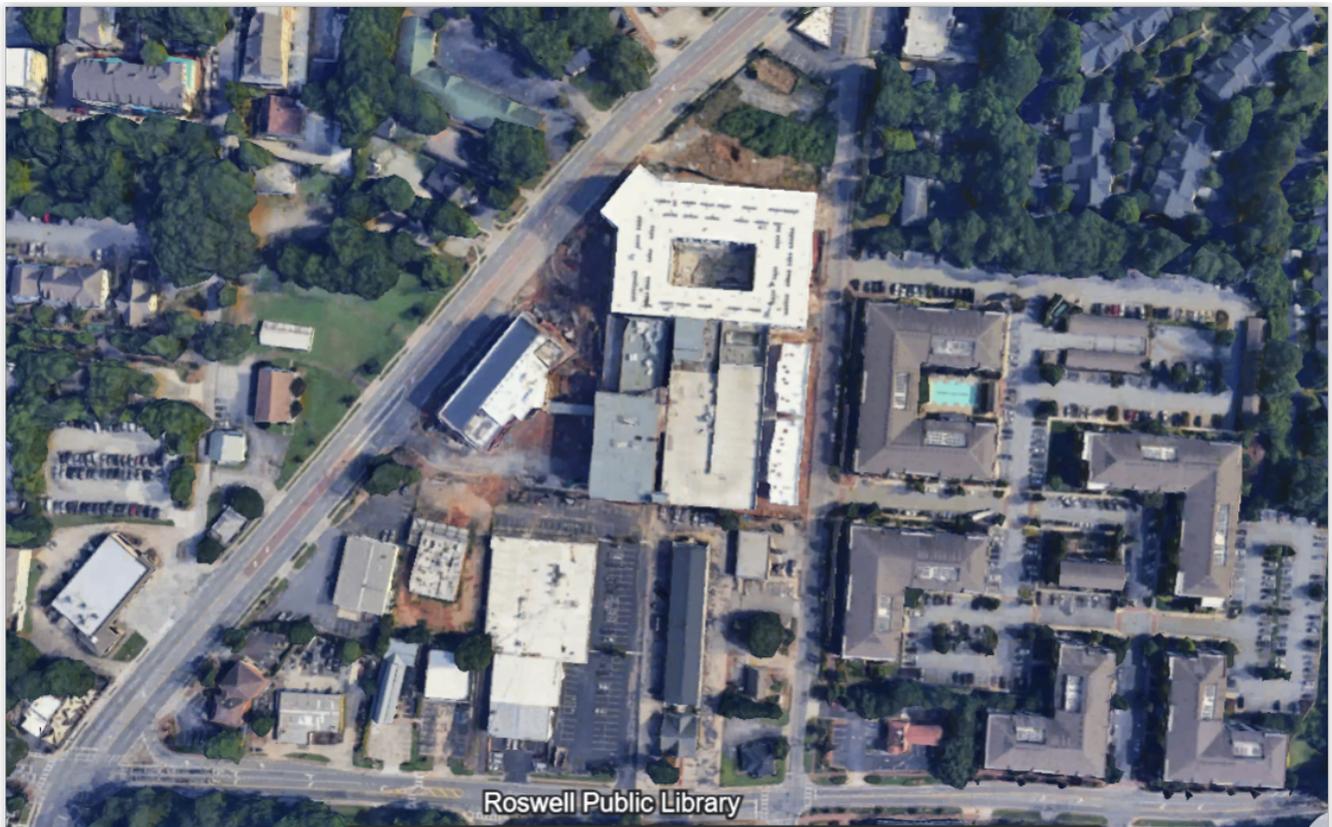


Each Office Independently Owned and Operated

**SCOTT MORCHOWER**  
Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

# PROPERTY PHOTOS

112 NORCROSS STREET



**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



Each Office Independently Owned and Operated

**SCOTT MORCHOWER**  
Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA



# SURVEY

## 112 NORCROSS STREET



**CHICAGO TITLE INSURANCE COMPANY**  
**TITLE COMMITMENT**  
 Commitment Number: 65351.02  
 EFFECTIVE DATE: DECEMBER 6, 2017 at 5:00 p.m.

**TITLE COMMITMENT**  
 Commitment Number: 65351.02  
 EFFECTIVE DATE: DECEMBER 6, 2017 at 5:00 p.m.

**- EXHIBIT "A" -**  
**LEGAL DESCRIPTION**

NOTE: ITEMS 1 - 5 HAVE BEEN INTENTIONALLY OMITTED

6. Easement from Robert F. Davis to Georgia Power Company, dated June 18, 1969, filed July 10, 1969, recorded in Deed Book 5091, page 51, aforesaid records.  
 (The Easement is for 112 Norcross St. however the easement is blanked in nature and unable to plot or locate upon the survey.)

7. Easement Agreement from Joseph L. Mansell, Joseph C. Mansell, Jan K. Wilson and Fulton Federal Savings & Loan to Barbara S. Kerr, dated April 1, 1981, filed April 6, 1981, recorded in Deed Book 7512, page 185, aforesaid records.  
 (The Easement does affect the subject property and is for ingress, egress and parking access over and on "Baron St" in portion of the surveyed property for the benefit of "Baron St" which is labeled "OUI" on this survey.)

8. Easement from Robert F. Davis to Georgia Power Company, dated June 18, 1969, filed July 10, 1969, recorded in Deed Book 5091, page 51, aforesaid records.  
 (The Easement is for 112 Norcross St. however the easement is blanked in nature and unable to plot or locate upon the survey.)

9. Easement Agreement from Joseph L. Mansell, Joseph C. Mansell, Jan K. Wilson and Fulton Federal Savings & Loan to Barbara S. Kerr, dated April 1, 1981, filed April 6, 1981, recorded in Deed Book 7512, page 185, aforesaid records.  
 (The Easement does affect the subject property and is for ingress, egress and parking access over and on "Baron St" in portion of the surveyed property for the benefit of "Baron St" which is labeled "OUI" on this survey.)

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 412 of the 1st District, 2nd Section of Fulton County, Georgia, known as 112 Norcross Street, according to the present system of numbering in the City of Roswell, Georgia, as shown on a survey by Mark A. Moore by Bates Long & Associates, J. Paul Bates, R.L.S. No. 1888 dated December 21, 1999, to which reference is made for a more complete description, and being more particularly described as follows:

BEING an iron pin at the Southwest corner of property now, or formerly owned by Donavick, Inc. on the North side of Norcross Street (having a 40 foot right-of-way), which pin is located 63.3 feet West of the intersection of the North side of Norcross Street with the West side of Fraser Street (having a 30 foot right-of-way), as measured along the North side of Norcross Street, thence continuing West along the aforesaid North side of Norcross Street South 84 degrees 48 minutes 12 seconds West a distance of 23.65 feet to an iron pin found at the Southwest corner of property now, or formerly, owned by Kerr, thence North 02 degrees 35 minutes 03 seconds West along the East side of said Kerr property a distance of 102.4 feet to an iron pin found in the Northwest corner of said Kerr property, thence South 87 degrees 43 minutes 41 seconds West along the North side of the aforementioned Kerr property a distance of 48.75 feet to an iron pin found in the Northwest corner of said Kerr property, thence South 03 degrees 01 minutes 24 seconds East along the West side of said Kerr property a distance of 105.0 feet to an iron pin on the North side of Norcross Street at the Southwest corner of said Kerr property, thence South 85 degrees 7 minutes 09 seconds West along the North side of Norcross Street a distance of 34.86 feet to a nail found at the Southwest corner of property known as "One Hundred Norcross Street Property", thence North 02 degrees 28 minutes 589 seconds West along the East side of said "One Hundred Norcross Street Property", thence North 02 degrees 28 minutes 589 seconds West along the East side of said "One Hundred Norcross Street Property", thence South 88 degrees 59 minutes 10 seconds East along the aforesaid Altman property a distance of 118.2 feet to an iron pin set at the Northwest corner of property now, or formerly owned by The Colbert Co., Inc., thence South 02 degrees 27 minutes 02 seconds East along the West side of said Colbert Co. property a distance of 150.3 feet to an iron pin set in the Southwest corner of the Colbert Co., Inc. and the Northwest corner of property now, or formerly, owned by Harold Green, thence South 02 degrees 20 minutes 15 seconds East along the West line of the aforementioned Harold Green property, and the aforementioned Donavick property a distance of 217.1 feet to an iron pin found and the point of beginning.

**AS SURVEYED**

**FIELD RUN**  
**LEGAL DESCRIPTION**  
 #112 Norcross Street

All that tract or parcel of land lying and being in Land Lot 412 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the westerly right-of-way line of Fraser Street (30-foot right-of-way) and the northerly right-of-way line of Norcross Street (right-of-way varies);

THENCE along the said northerly right-of-way line of Norcross Street South 84°22'30" West, a distance of 83.30 feet to an iron pin set, a one-half inch rebar, said point being the POINT OF BEGINNING;

THENCE continuing along the said northerly right-of-way line of Norcross Street South 84°41'24" West, a distance of 23.62 feet to an iron pin set, a MAG Nail;

THENCE leaving the said northerly right-of-way line of Norcross Street proceed along the westerly line of now formerly Doublewood LLC as recorded in Deed Book 34439, Page 613, North 00°35'51" West, a distance of 102.40 feet to an iron pin set, a MAG Nail, said pin being 0.2' east of a 3/8" rebar found;

THENCE along the northerly line of aforesaid Doublewood LLC property South 89°38'53" West, a distance of 49.75 feet to a point;

THENCE along the westerly line of aforesaid Doublewood LLC property South 01°06'12" East, a distance of 105.00 feet to an iron pin set, a five-eighths rebar w/loop on the northerly right-of-way line of Norcross Street (right-of-way varies);

THENCE along the said northerly right-of-way line of Norcross Street South 87°02'18" West, a distance of 34.89 feet to a MAG Nail found;

THENCE leaving the said northerly line of Norcross Street proceed along the easterly line of property now or formerly owned by P & L Properties LLC, North 00°32'40" West, a distance of 217.18 feet to an iron pin set, a five-eighths rebar w/loop on the southerly line of property now or formerly owned by the City of Roswell, Georgia, as recorded in Deed Book 55780, Page 144;

THENCE along the said southerly line South 87°03'58" East, a distance of 118.20 feet to an iron pin set, a five-eighths rebar w/loop on the westerly line of property now or formerly owned by Shook & Valido Vojdani, as recorded in Deed Book 50408, Page 116;

THENCE along the said westerly property line South 00°32'40" East, a distance of 100.00 feet to a MAG Nail set on the northerly line of property now or formerly owned by Cables Equities Colorado LLC, said MAG Nail being 0.8' east of an iron pin found, a three-eighths inch rebar;

THENCE continuing South 00°25'04" East, a distance of 217.18 feet along the said westerly line of property now or formerly owned by Cables Equities Colorado LLC to the POINT OF BEGINNING.

Said tract or parcel of land containing 38,884 Square Feet or 0.893 Acres, more or less.

**PROPOSED USE OF THE PROPERTY**

THE PROPOSED USE OF THE SUBJECT PROPERTY OF 112 NORCROSS STREET IS FOR A DISTILLERY

**SURVEYOR'S NOTE**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-2-47.

**SURVEYOR'S CERTIFICATION**

TO: J.R. REVELRY BOURBON WHISKEY, AND CHICAGO TITLE INSURANCE COMPANY;

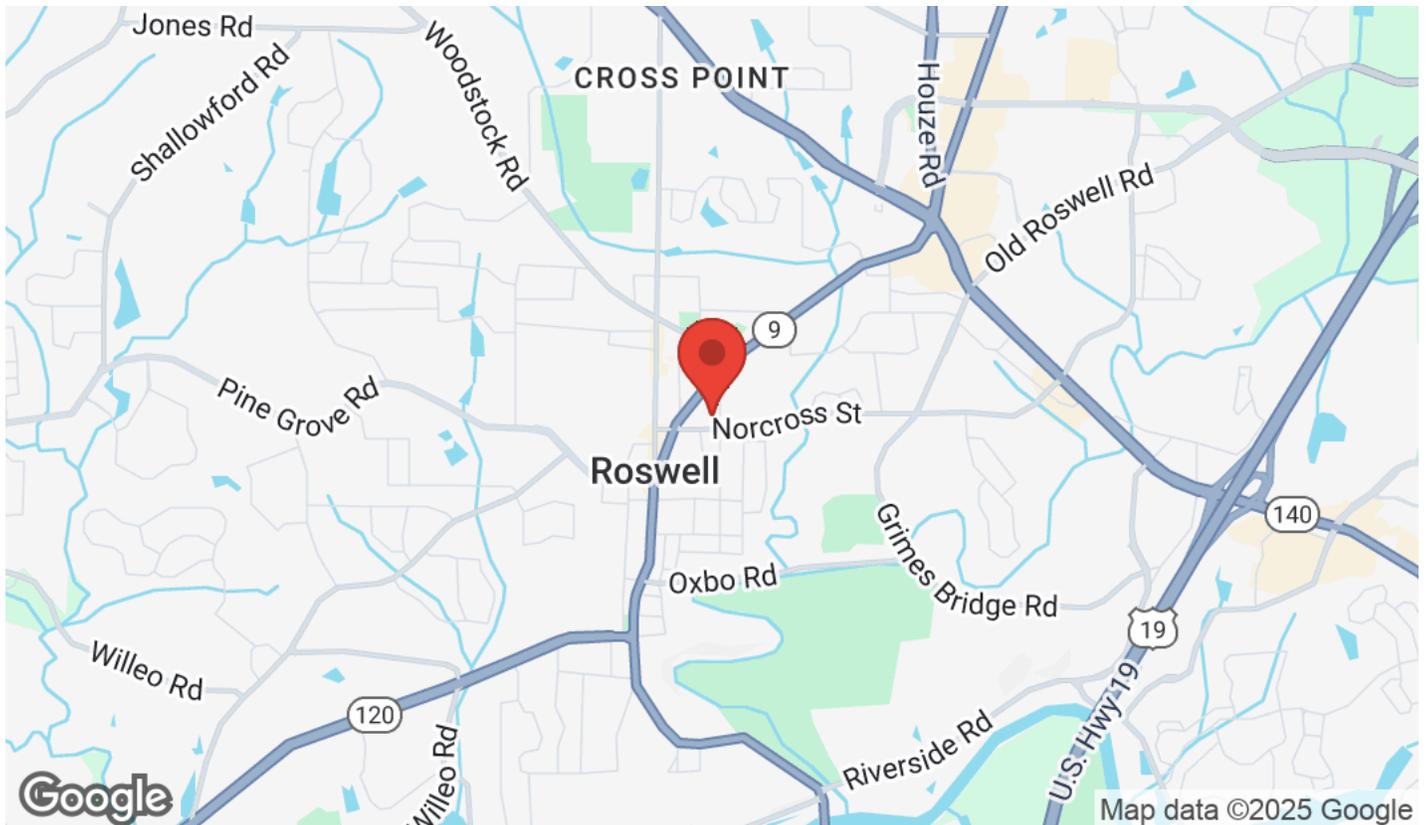
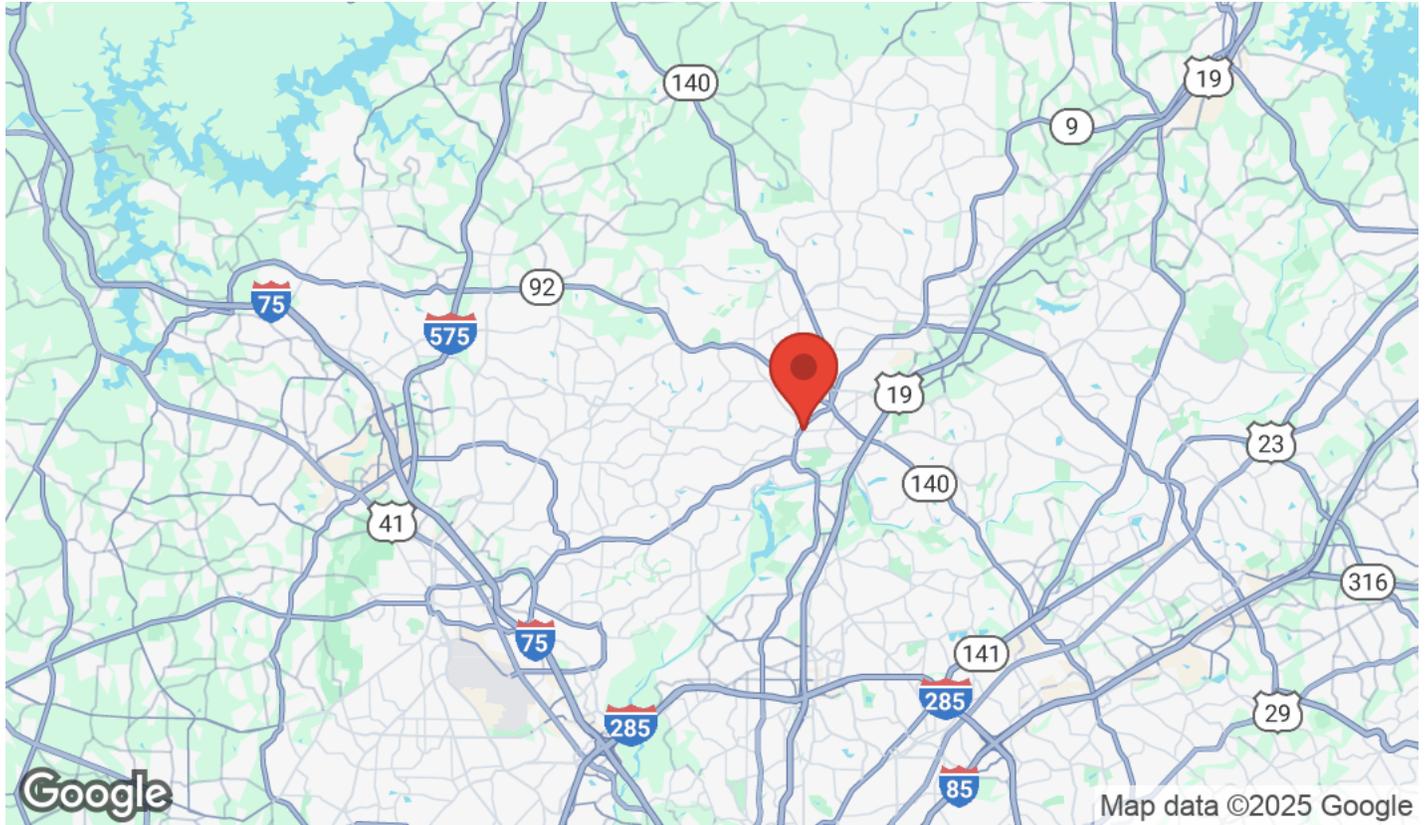
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)-(1), 7(c), 8, 9, 11, 13, 14, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED INITIALLY DURING THE MONTH OF JANUARY OF 2018.

DATE: February 9, 2018  
 OFFICE: R. ELDREDDY, LAND SURVEYOR  
 REGISTRATION NUMBER: 2659

<b>CLIENT</b>	J.R. REVELRY BOURBON WHISKEY	<b>LOCATED IN</b>	LAND LOT 412
<b>CLIENT</b>	ALTANSIPS LAND TITLE SURVEY OF 112 NORCROSS STREET CITY OF ROSWELL	<b>LOCATED IN</b>	1ST DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA
<b>DATE</b>	JANUARY 11, 2018	<b>SCALE</b>	AS SHOWN
<b>PROJECT NO.</b>	10000407 ALTA.DWG	<b>DATE</b>	FEBRUARY 9, 2018

# LOCATION MAPS

112 NORCROSS STREET



**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

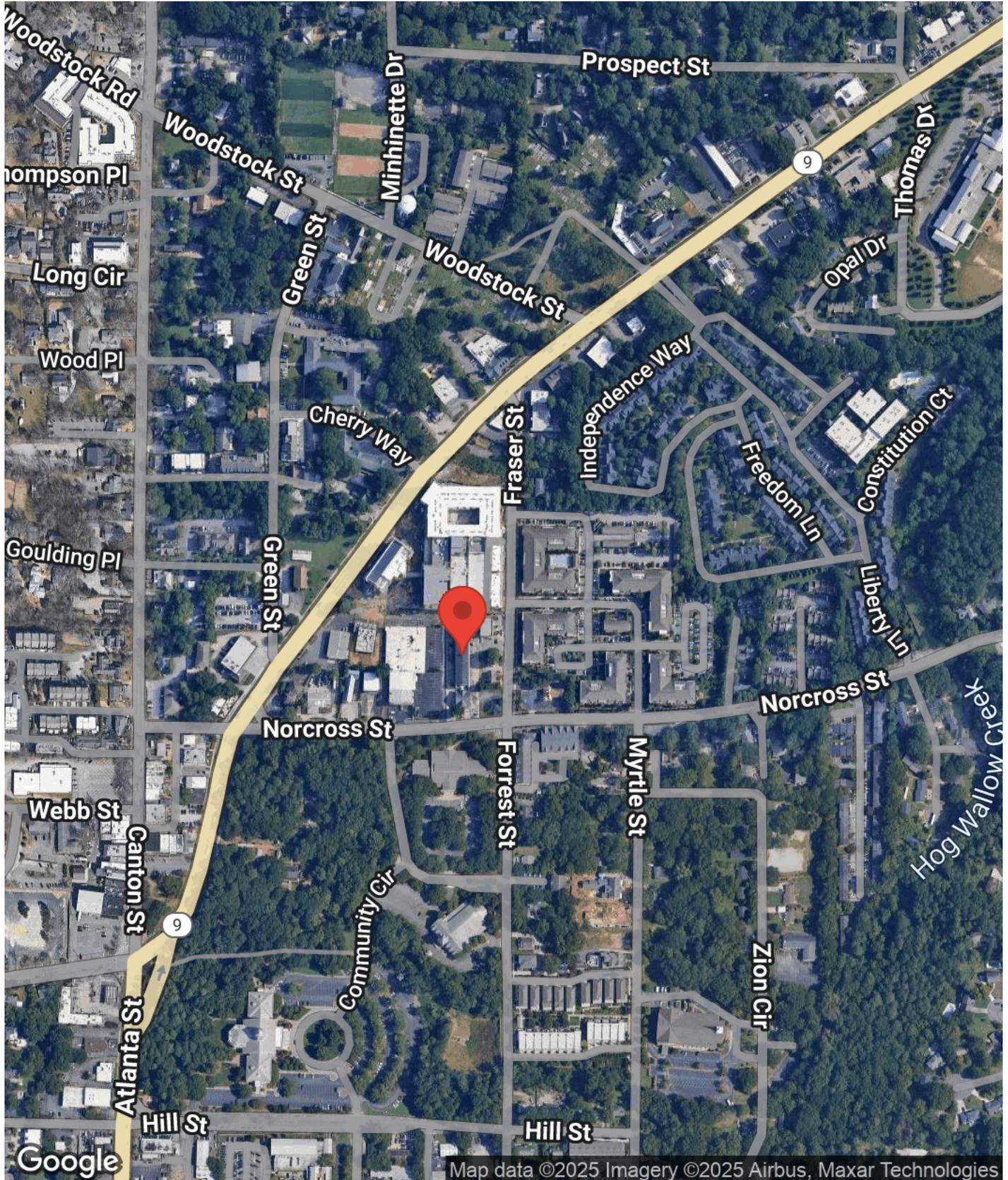


Each Office Independently Owned and Operated

**SCOTT MORCHOWER**  
Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

# AERIAL MAP

112 NORCROSS STREET



**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



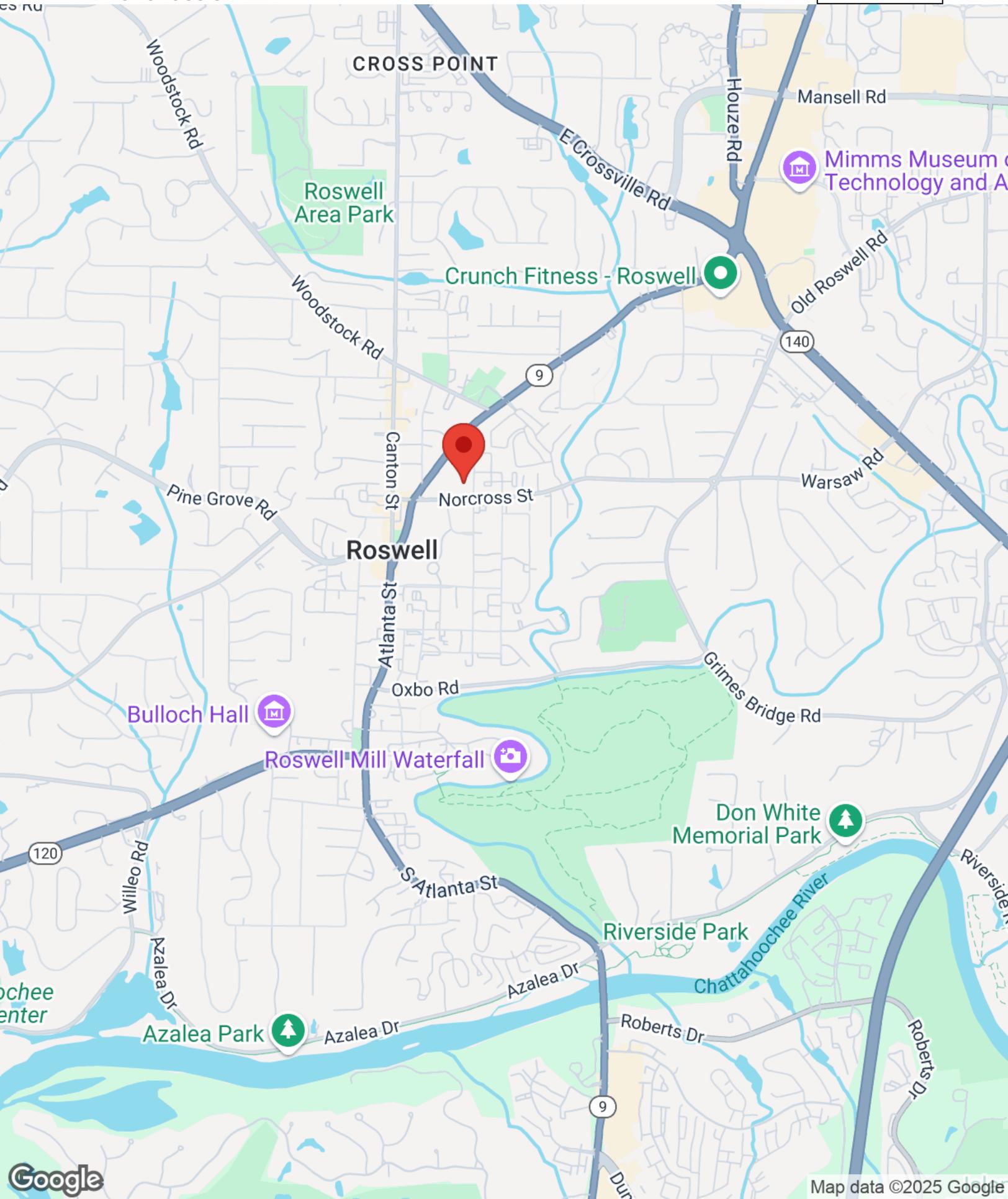
Each Office Independently Owned and Operated

**SCOTT MORCHOWER**

Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

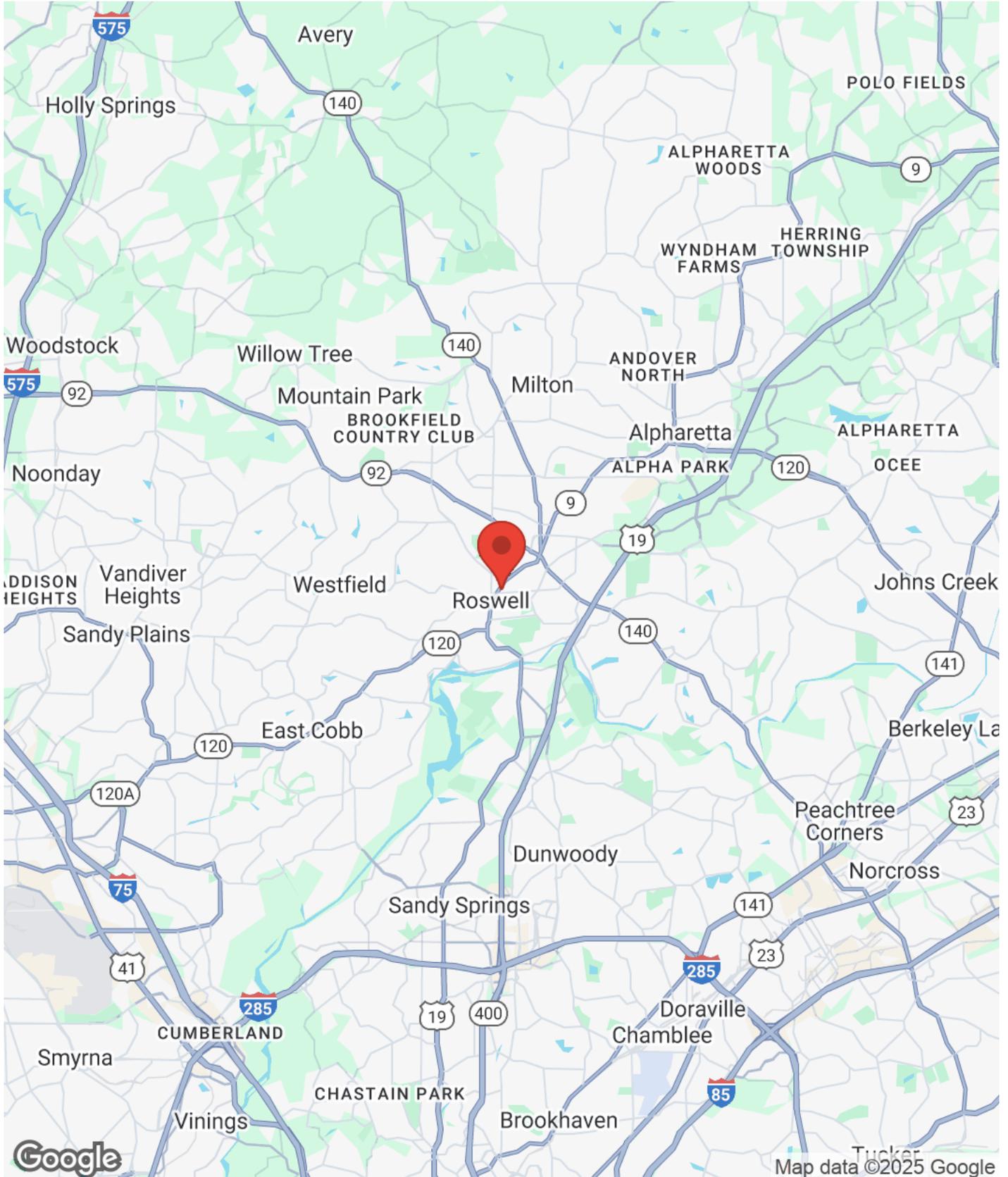
# BUSINESS MAP

112 NORCROSS STREET



# REGIONAL MAP

112 NORCROSS STREET



**KW COMMERCIAL | ATLANTA - PERIMETER**  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



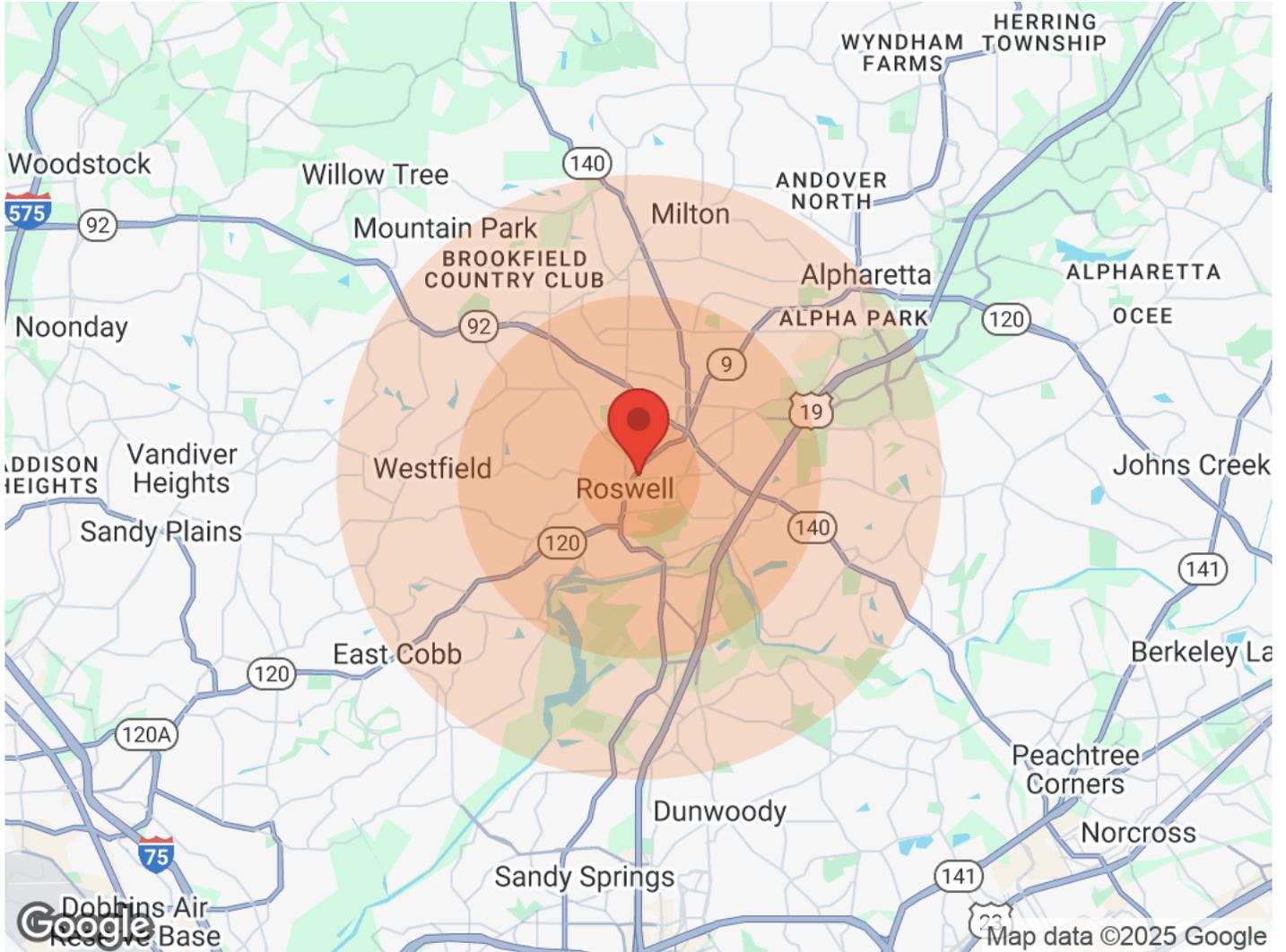
Each Office Independently Owned and Operated

**SCOTT MORCHOWER**

Director, Associate Broker  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

# DEMOGRAPHICS

112 NORCROSS STREET



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	2,278	40,490	90,071	Median	\$65,493	\$72,775	\$93,321
Female	2,309	40,930	91,478	< \$15,000	87	2,518	4,850
Total Population	4,587	81,420	181,549	\$15,000-\$24,999	123	2,340	4,286
				\$25,000-\$34,999	235	3,100	5,971
				\$35,000-\$49,999	346	4,579	8,782
				\$50,000-\$74,999	362	5,445	11,711
				\$75,000-\$99,999	228	4,116	8,481
				\$100,000-\$149,999	326	5,174	12,393
				\$150,000-\$199,999	49	2,915	7,510
				> \$200,000	42	2,369	8,301
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	847	16,362	35,140	Total Units	2,042	35,763	79,257
Ages 15-24	550	10,307	24,552	Occupied	1,882	33,157	74,173
Ages 25-54	1,879	34,344	72,233	Owner Occupied	1,386	19,062	46,377
Ages 55-64	617	9,991	24,363	Renter Occupied	496	14,095	27,796
Ages 65+	694	10,416	25,261	Vacant	160	2,606	5,084
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
White	3,284	55,768	132,114				
Black	371	12,970	26,271				
Am In/AK Nat	5	180	221				
Hawaiian	N/A	4	10				
Hispanic	1,256	18,163	26,203				
Multi-Racial	1,692	19,728	30,052				

**KW COMMERCIAL | ATLANTA - PERIMETER**  
 115 Perimeter Center Place, Suite 100  
 Atlanta, GA 30346



Each Office Independently Owned and Operated

**SCOTT MORCHOWER**  
 Director, Associate Broker  
 O: (770) 310-9575  
 C: 770-310-9575  
 smorchower@kw.com  
 334182, GA

# PROFESSIONAL BIO

112 NORCROSS STREET



## SCOTT MORCHOWER

Director, Associate Broker



---

KW Commercial | Atlanta - Perimeter North  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346  
O: (770) 310-9575  
C: 770-310-9575  
smorchower@kw.com  
334182, GA

Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

# Disclaimer

112 NORCROSS STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL | ATLANTA - PERIMETER**

115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



Each Office Independently Owned and Operated

PRESENTED BY:

**SCOTT MORCHOWER**

Director, Associate Broker

O: (770) 310-9575

C: 770-310-9575

smorchower@kw.com

334182, GA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.