

OFFERING MEMORANDUM

KESTRA PRIVATE WEALTH SERVICES

1243 Canton St, Roswell, GA 30075



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Executive Summary

Sale Price

\$1,185,000

Offering Summary

Cap Rate:	6.50%
NOI:	\$76,928
Lease Type:	NN
Building Size:	2,200 SF
Year Built:	2017

Property Highlights

- Street level commercial condo in the desirable location in Historical downtown Roswell with excellent visibility on Canton Street
- Canton Street is the premier retail & dining corridor in Downtown Roswell
- NN Lease- with minimum Landlord Responsibilities
- 7 dedicated parking spaces as well as a parking easement with next door property
- Positioned within an affluent trade area with \$167K+ average household incomes (3-mile)
- Excellent accessibility via Alpharetta Hwy (GA-9) and Holcomb Bridge Rd (GA-140)
- Roswell is one of Metro Atlanta's most established and desirable suburbs approximately Atlanta, approximately 20 miles north of downtown Atlanta, and directly off of GA 400



Property Description

The subject property is a well-located commercial asset on Canton Street in Downtown Roswell, one of Metro Atlanta's premier historic retail corridors known for strong foot traffic, an attractive tenant mix, and long-term stability. The walkable, amenity-rich setting provides excellent visibility for office or service-oriented users.

Located in North Fulton County, Downtown Roswell draws both local and regional visitors with its blend of upscale dining, boutique retail, and professional services. The area is supported by over 64,980 residents within a 3-mile radius and average household incomes exceeding \$167,000. Direct access to Alpharetta Highway (GA-9) and Holcomb Bridge Road (GA-140) further enhances regional connectivity.

Lease Abstract



Landlord is responsible for maintaining the building’s structural components, including the foundation, roof, exterior walls (excluding glass and doors), and underground utilities, except for damage caused by Tenant. Landlord may access the premises with prior notice and is not obligated to inspect; Tenant must report issues promptly.

Tenant is responsible for maintaining and repairing all interior systems and fixtures, including electrical, plumbing, and HVAC, keeping the premises clean and in good working order. Tenant handles pest control, pays for related repairs, and maintains an HVAC preventive maintenance program with regular licensed inspections, providing proof annually.

Tenant Overview

Tenant:	Kestra Private Wealth Services, LLC (Canton Street Wealth Advisors)
Square Feet:	2,200 SF
Lease Start Date:	June 01, 2022
Lease Expiration Date:	October 31, 2029
Annual Base Rent:	\$76,928
Parking:	7 Parking Spaces

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
06/01/22-10/31/22	\$0	\$0
11/01/22-10/31/23	\$70,400	\$32.00
11/01/23-10/31/24	\$72,512	\$32.96
11/01/24-10/31/25	\$74,687	\$33.95
11/01/25-10/31/26 - Current	\$76,928	\$34.97
11/01/26-10/31/27	\$79,236	\$36.02
11/01/27-10/31/28	\$81,613	\$37.10
11/01/28-10/31/29	\$84,061	\$38.21
Renewal Options: 2 x 5 Years	3% annual increase	

Downtown Roswell, Georgia



One Of Metro Atlanta's Premier Walkable Dining & Retail Districts

Downtown Roswell is a highly sought-after destination for both residents and visitors, centered along the vibrant Canton Street corridor at the heart of the city's retail and dining scene. The district is known for its historic character, walkable streets, and strong mix of chef-driven restaurants, boutiques, and locally owned concepts, creating a dynamic environment that drives consistent foot traffic throughout the day and evening. Canton Street has established itself as one of Metro Atlanta's premier suburban dining and shopping corridors, drawing patrons from across the surrounding region.

The area is further activated by a robust calendar of events, including the well-known Alive in Roswell monthly street festival, along with seasonal markets and community programming that reinforce repeat visitation and extended dwell time. Supported by affluent surrounding neighborhoods and convenient access via Alpharetta Highway (GA-9) and Holcomb Bridge Road (GA-140), Downtown Roswell continues to function as a top-performing lifestyle and retail hub for both local operators and national tenants.

Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



Additional Photos



Additional Photos



Aerial Photo



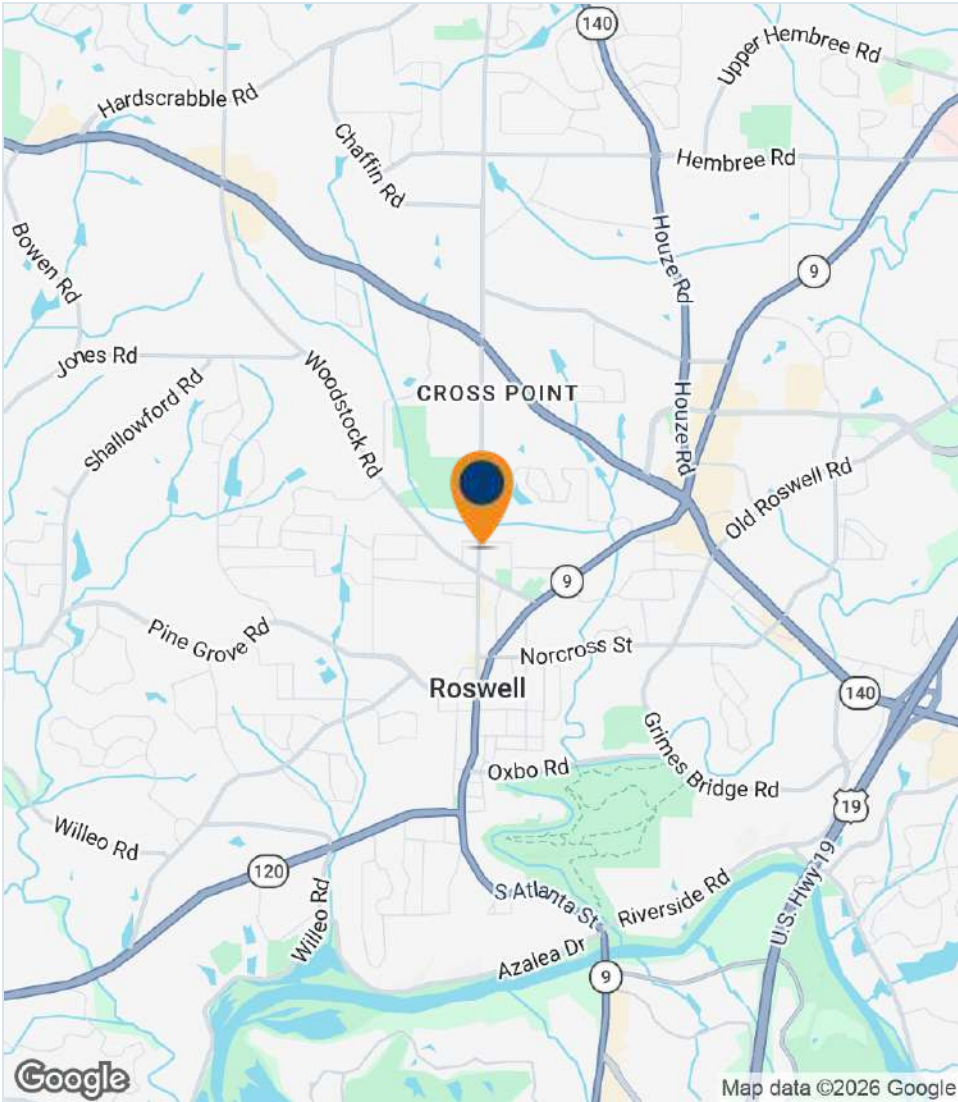
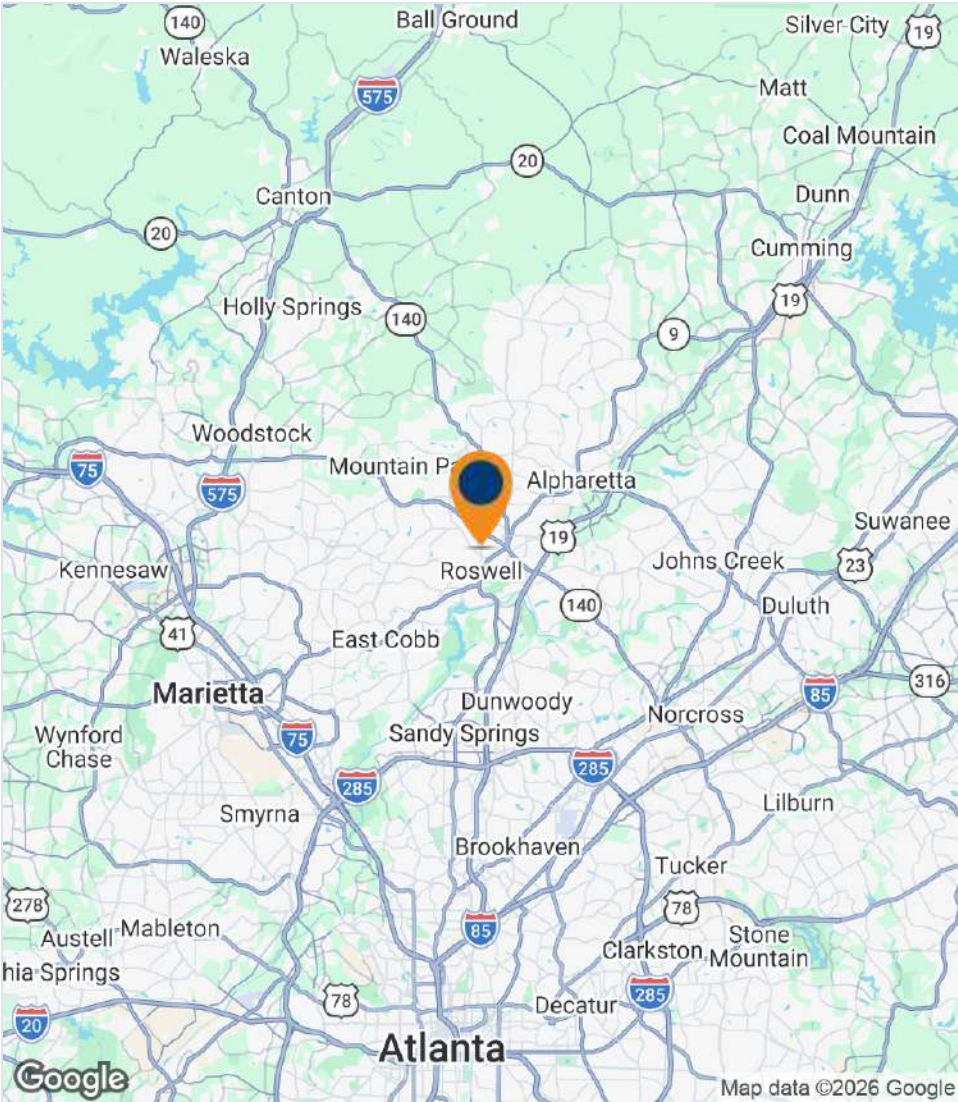
Retailer Map



Retailer Map

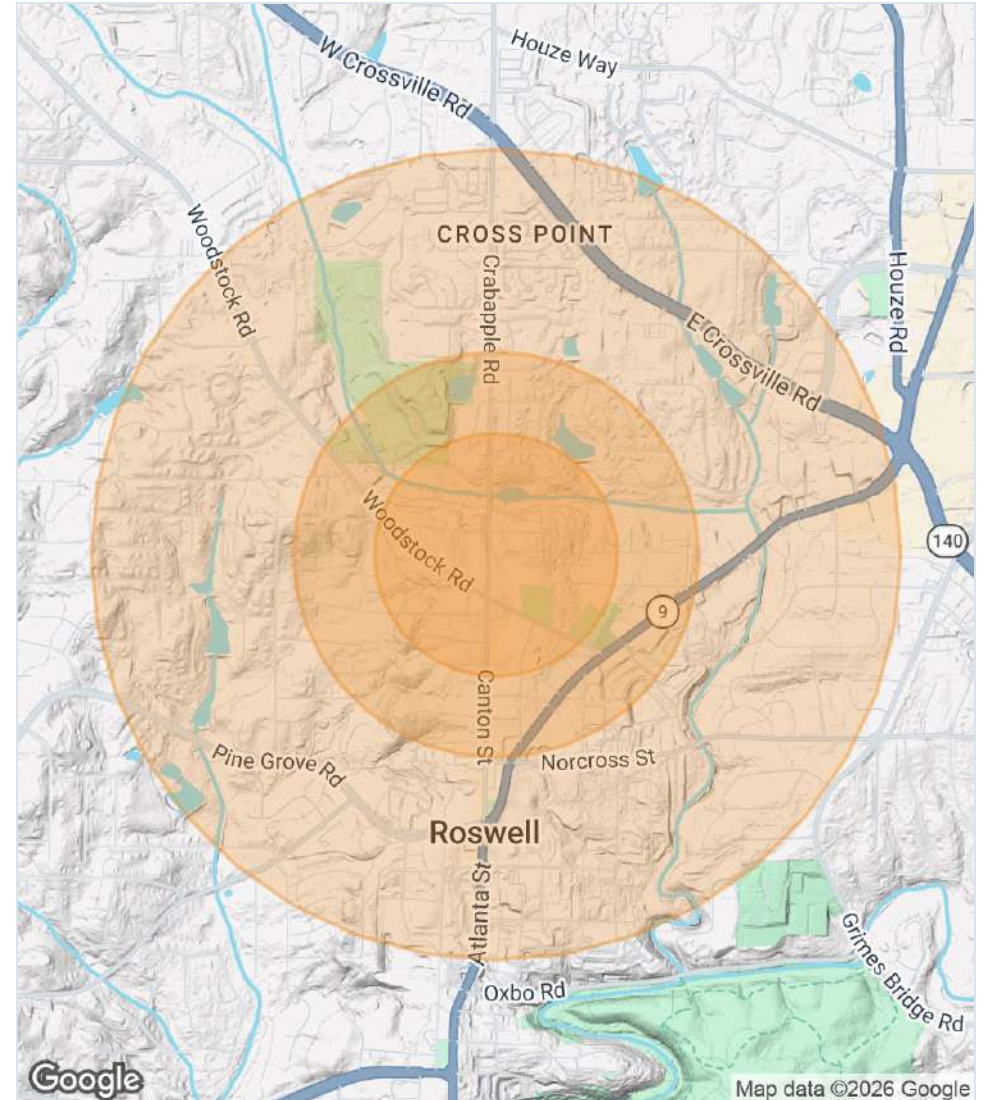


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	7,626	64,980	177,058
2030 Population	7,539	65,044	178,670
5 Year Projected	7,777	67,556	186,080
Households			
2025 Population	3,245	26,082	69,938
2030 Population	3,206	26,082	70,488
5 Year Projected	3,309	27,084	73,395
Income			
2025 Average Household Income	\$179,149	\$167,998	\$187,299
5 Year Projected (2030)	\$228,236	\$213,609	\$238,087



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GET IN TOUCH

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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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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 Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.