



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Roswell | Preschool | 8,692 +/- SF | 0.65 +/- AC

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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Suite #100
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FOR SALE

**205 Market Place
Roswell, GA 30075**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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Roswell | 8,692 ± SF | Preschool with Playground

EXECUTIVE SUMMARY

THE PROPERTY

205 MARKET PL
ROSWELL, GA 30075

PROPERTY SPECIFICATIONS

Property Type:	Pre-school
Building Size:	8,692 ± SF
Land:	0.65 ± Acres
Number of Stories:	1.5
Year Built:	1984

PRICE

Sale Price \$2,350,000 USD

INVESTMENT HIGHLIGHTS

- Preschool property with an outdoor playground
- Offered as a vacant property
- Adaptable to various other uses
- Two-story building (divided as follows)
 - First Floor: Approx. 6,546 ± SF
 - Second Floor: Approx. 2,146 ± SF
- Roof replaced in 2020 (time estimated)
- See pg. 9 and 10 for the floor plans
- Ideal for businesses servicing clients coming from Roswell, Alpharetta, Johns Creek, East Cobb, and Woodstock, and surrounding areas
- Easy ingress/egress via Market Place to Holcomb Bridge Road, or via Market Place to Grimes Bridge Road, and utilizing the signalized intersection at the intersection of Holcomb Bridge Road and Grimes Bridge Road
- Quick and easy access to major corridors, including Holcomb Bridge Road, Hwy 9, E Crossville Road, GA 400 (Exit 7) – Exit 7B if traveling northbound, and Exit 7 if traveling southbound on GA 400



TAXES

- Property Tax: (Tax Year 2025)
 - Fulton County: \$10,348.35
 - City of Roswell: \$1,960.79

LOCATION HIGHLIGHTS

- 1.1 ± miles NW of Exit 7A / GA 400 (Holcomb Bridge Road Exit)
- 0.6 ± miles SE of the intersection of Highway 9 and Holcomb Bridge Road (140), and E Crossville Road
- The subject property is located within the City Limits of Roswell, close to the City of Alpharetta and Johns Creek (to the east) and East Cobb (to the west)
- 1.2 ± miles west of the City of Alpharetta
- 4.1 ± miles west of the City of Johns Creek
- 4.6 ± miles east of East Cobb
- 8.3 ± miles south of the City of Woodstock (easy access via Hwy 92)
- 9.4 ± miles north of I-285/GA 400 Interchange



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PROPERTY PHOTOS





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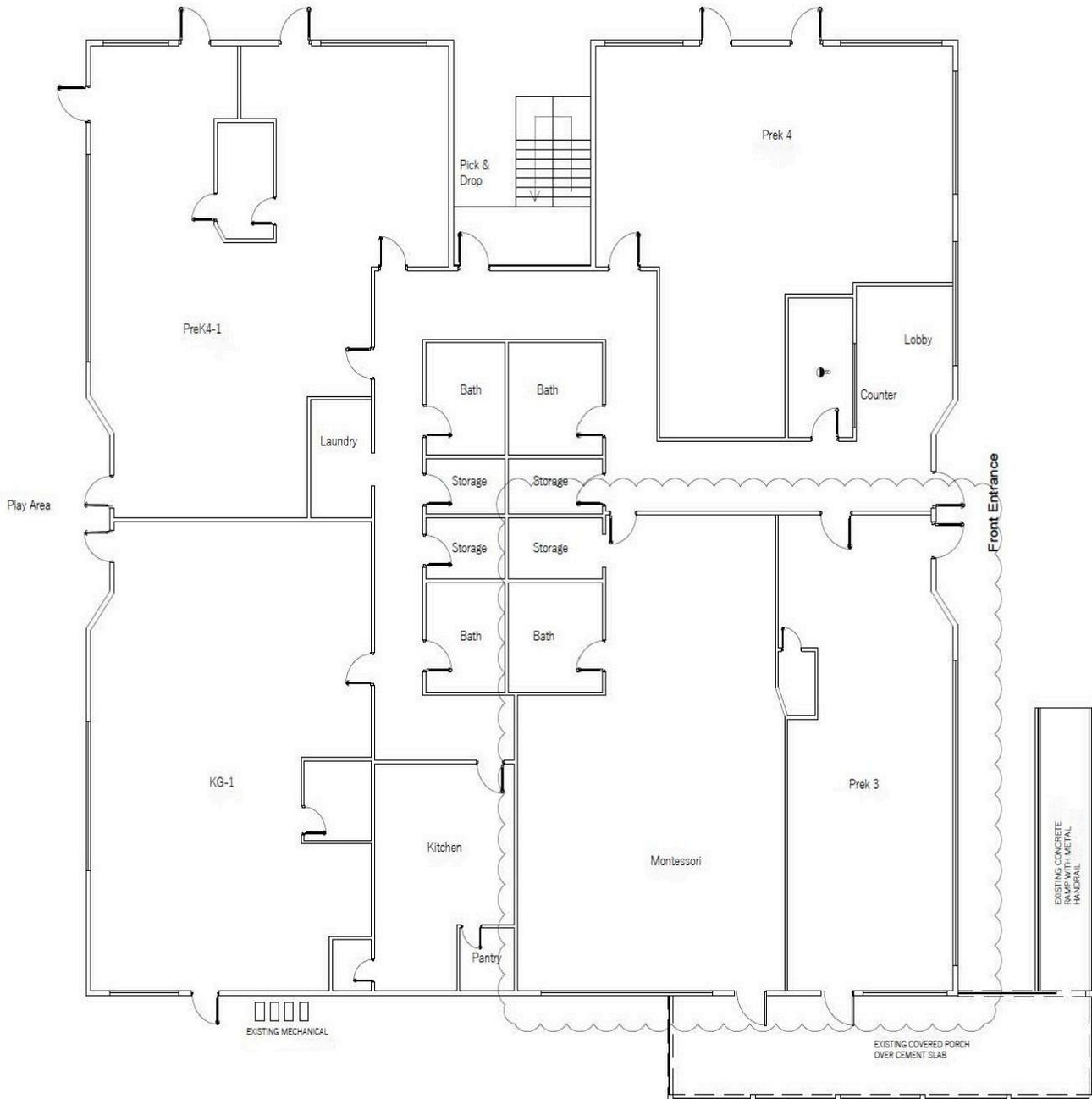
PROPERTY PHOTOS





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FLOOR PLAN - FIRST FLOOR



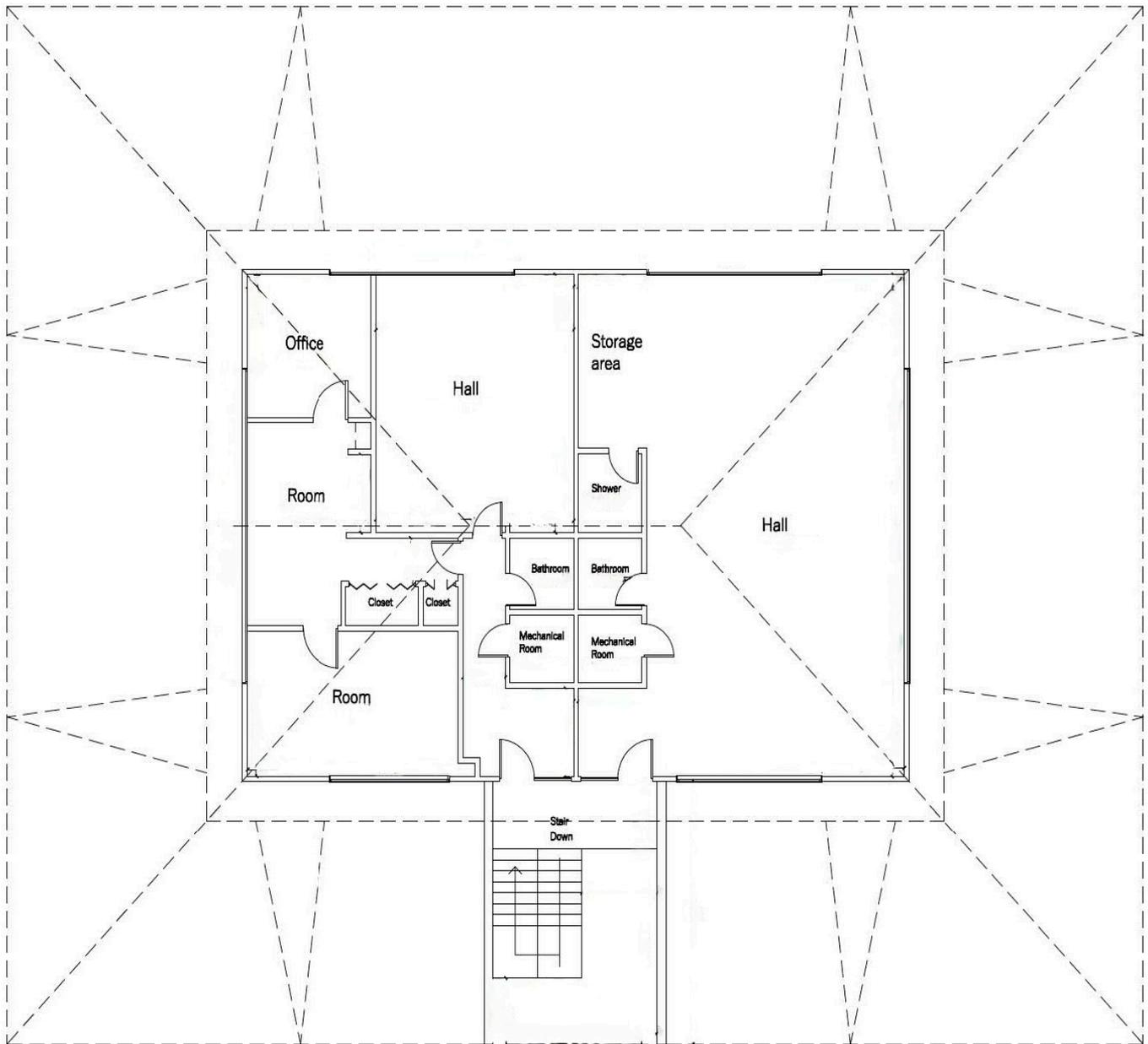
1st Floor plan

The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



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FLOOR PLAN - SECOND FLOOR



2nd Floor – floor plan

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MAPS & AERIALS



The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



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AERIALS & TAX MAPS



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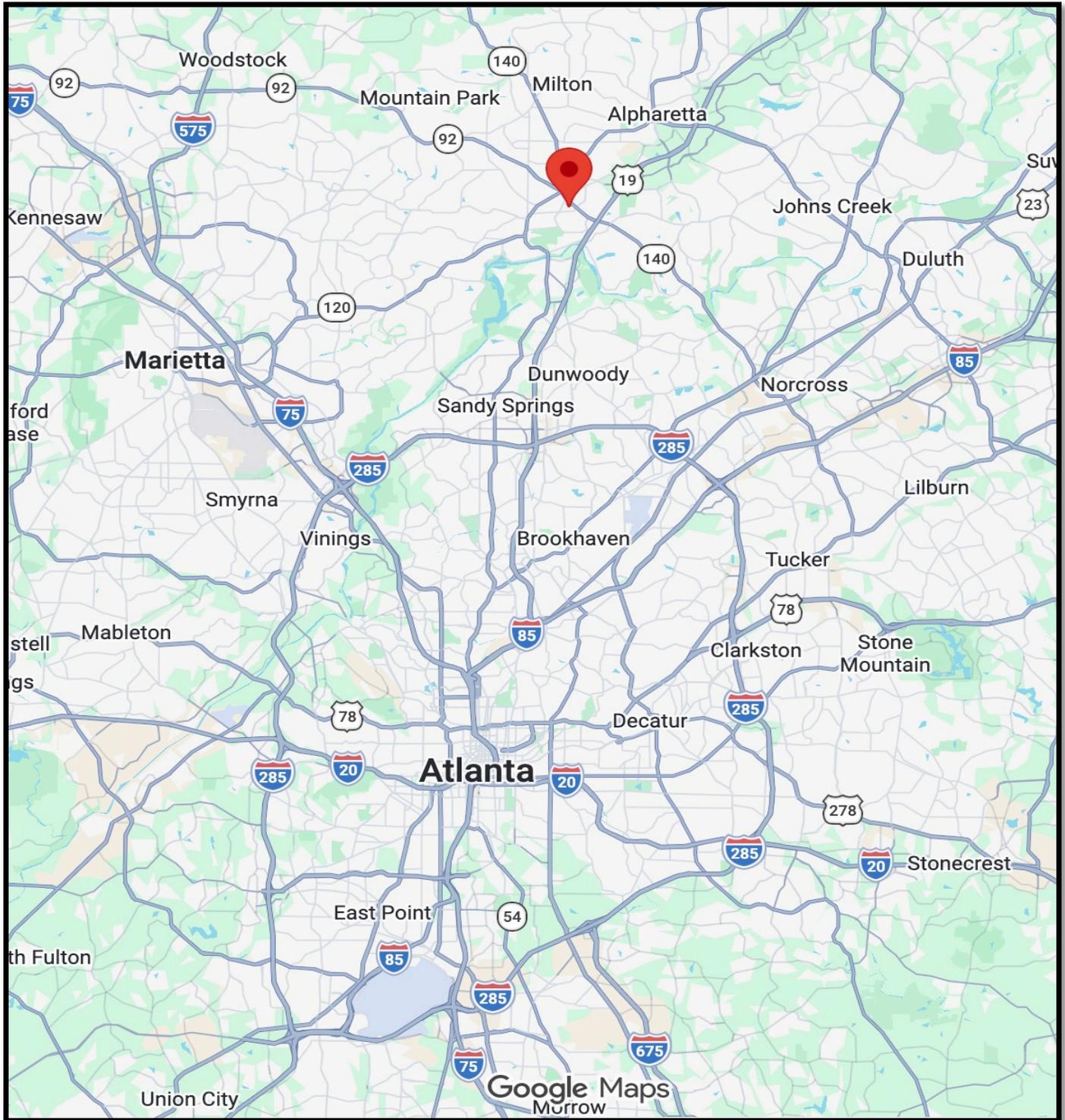
MAPS & AERIALS





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MAPS & AERIALS





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DEMOGRAPHICS

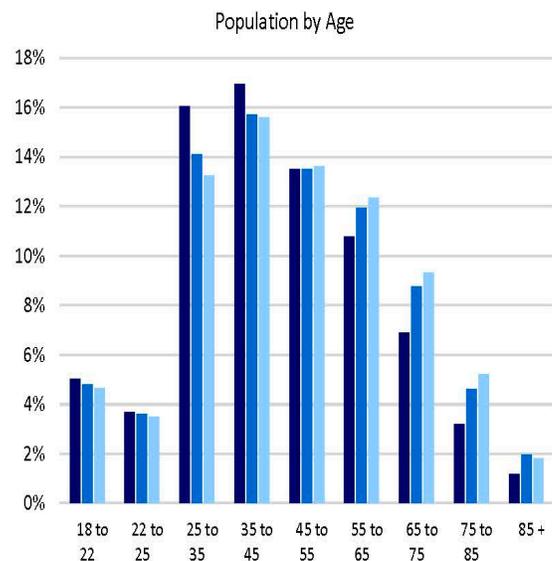
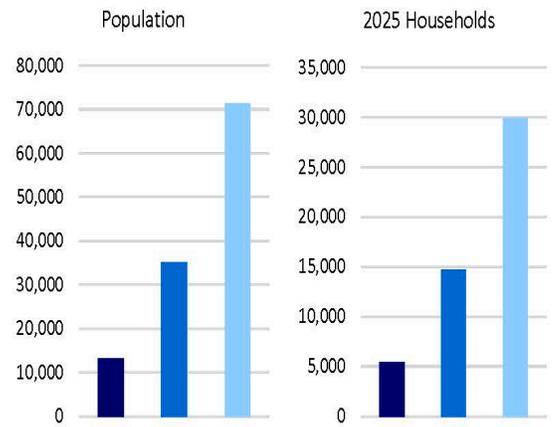
Address 205 Market Pl



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	13,140	---	35,026	---	71,454	---
2030 Projected Population	13,215	---	35,250	---	71,879	---
Pop Growth (%)	0.6%	---	0.6%	---	0.6%	---
2025 Households	5,469	---	14,726	---	29,900	---
2030 Projected Households	5,492	---	14,804	---	30,055	---
HH Growth (%)	0.4%	---	0.5%	---	0.5%	---
Census Year						
2010 Population	14,365	---	35,522	---	69,098	---
2020 Population	13,473	---	35,481	---	72,066	---
Pop Growth (%)	-6.2%	---	-0.1%	---	4.3%	---
2010 Households	5,098	---	13,649	---	27,590	---
2020 Households	5,589	---	14,905	---	30,140	---
HH Growth (%)	9.6%	---	9.2%	---	9.2%	---
Total Population by Age						
Average Age (2025)	37.1		39.6		40.3	
Children (2025)						
0 - 4 Years	850		2,136		4,159	
5 - 9 Years	832		1,959		4,029	
10-13 Years	634		1,584		3,239	
14-17 Years	673		1,653		3,329	
Adults (2025)						
18 to 22	659	5.0%	1,679	4.8%	3,336	4.7%
22 to 25	482	3.7%	1,267	3.6%	2,491	3.5%
25 to 35	2,109	16.1%	4,944	14.1%	9,460	13.2%
35 to 45	2,227	17.0%	5,507	15.7%	11,157	15.6%
45 to 55	1,773	13.5%	4,731	13.5%	9,725	13.6%
55 to 65	1,415	10.8%	4,186	12.0%	8,837	12.4%
65 to 75	906	6.9%	3,070	8.8%	6,673	9.3%
75 to 85	422	3.2%	1,621	4.6%	3,714	5.2%
85 +	157	1.2%	689	2.0%	1,304	1.8%



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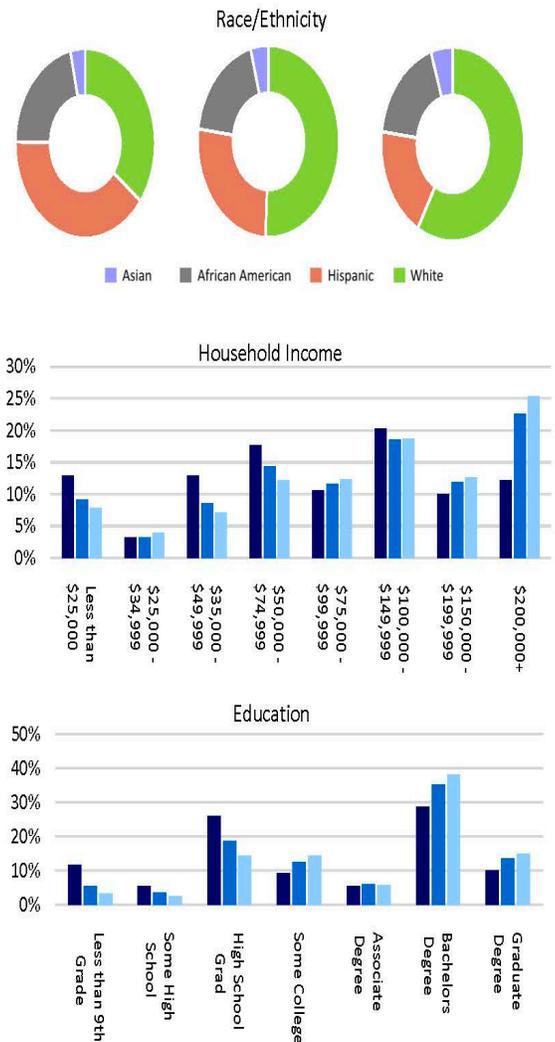
Address 205 Market Pl



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	4,250	32.3%	16,532	47.2%	38,700	54.2%
Hispanic	4,779	36.4%	8,611	24.6%	12,563	17.6%
Black	2,556	19.5%	6,141	17.5%	11,984	16.8%
Asian	413	3.1%	1,335	3.8%	3,296	4.6%
Language at Home (2025)						
Spanish	3,723	30.3%	6,330	19.2%	8,525	12.7%
Asian Language	78	0.6%	685	2.1%	1,926	2.9%
Ancestry (2025)						
American Indian (ancestry)	35	0.3%	61	0.2%	93	0.1%
Hawaiian (ancestry)	8	0.1%	22	0.1%	44	0.1%
Household Income (2025)						
Per Capita Income	\$46,442	---	\$61,861	---	\$65,360	---
Average HH Income	\$111,577	---	\$147,139	---	\$156,195	---
Median HH Income	\$82,165	---	\$107,355	---	\$114,923	---
Less than \$25,000	708	12.9%	1,342	9.1%	2,352	7.9%
\$25,000 - \$34,999	178	3.2%	480	3.3%	1,175	3.9%
\$35,000 - \$49,999	706	12.9%	1,270	8.6%	2,122	7.1%
\$50,000 - \$74,999	969	17.7%	2,121	14.4%	3,638	12.2%
\$75,000 - \$99,999	583	10.7%	1,700	11.5%	3,677	12.3%
\$100,000 - \$149,999	1,108	20.3%	2,722	18.5%	5,593	18.7%
\$150,000 - \$199,999	548	10.0%	1,761	12.0%	3,776	12.6%
\$200,000+	670	12.3%	3,329	22.6%	7,567	25.3%
Education (2025)						
Less than 9th Grade	1,051	11.7%	1,363	5.5%	1,621	3.2%
Some High School	504	5.6%	911	3.7%	1,316	2.6%
High School Grad	2,345	26.0%	4,658	18.8%	7,389	14.5%
Some College	846	9.4%	3,081	12.4%	7,390	14.5%
Associate Degree	485	5.4%	1,520	6.1%	2,908	5.7%
Bachelors Degree	2,592	28.8%	8,710	35.2%	19,384	38.1%
Graduate Degree	907	10.1%	3,360	13.6%	7,660	15.1%



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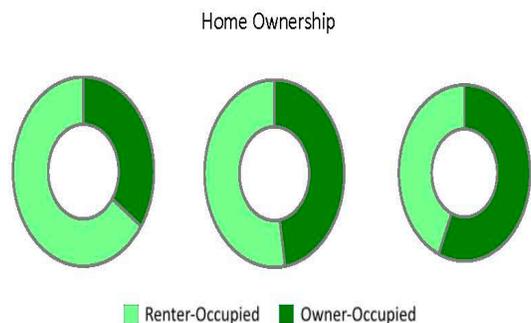
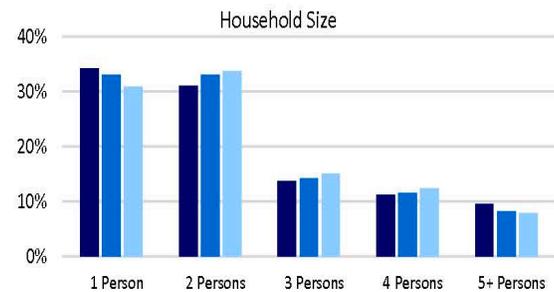
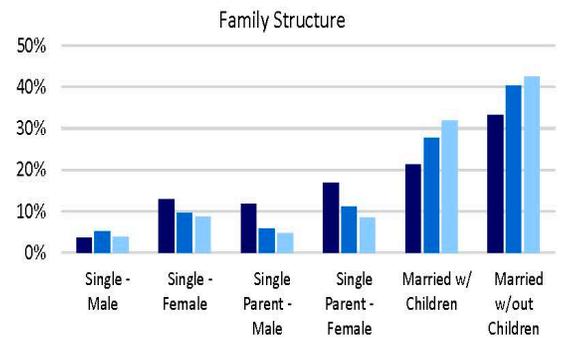
Address 205 Market Pl



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Family Structure (2025)	3,029		8,525		17,777	
Single - Male	112	3.7%	447	5.2%	673	3.8%
Single - Female	393	13.0%	822	9.6%	1,531	8.6%
Single Parent - Male	360	11.9%	497	5.8%	842	4.7%
Single Parent - Female	512	16.9%	957	11.2%	1,499	8.4%
Married w/ Children	648	21.4%	2,371	27.8%	5,667	31.9%
Married w/out Children	1,004	33.1%	3,432	40.3%	7,565	42.6%
Household Size (2025)	1,875		4,863		9,264	
1 Person	1,875	34.3%	4,863	33.0%	9,264	31.0%
2 Persons	1,701	31.1%	4,860	33.0%	10,092	33.8%
3 Persons	754	13.8%	2,093	14.2%	4,482	15.0%
4 Persons	618	11.3%	1,699	11.5%	3,694	12.4%
5+ Persons	523	9.6%	1,210	8.2%	2,367	7.9%
Home Ownership (2025)	5,469		14,726		29,900	
Owners	1,902	34.8%	6,996	47.5%	16,869	56.4%
Renters	3,568	65.2%	7,730	52.5%	13,031	43.6%
Components of Change (2025)	155		389		760	
Births	155	1.2%	389	1.1%	760	1.1%
Deaths	82	0.6%	277	0.8%	597	0.8%
Migration	-229	-1.7%	-206	-0.6%	-286	-0.4%
Unemployment Rate (2025)	3.7%		3.0%		2.8%	
Employment, Pop 16+ (2025)	10,463		28,491		58,362	
Armed Services	4	0.0%	10	0.0%	16	0.0%
Civilian	7,706	73.7%	20,482	71.9%	41,853	71.7%
Employed	7,397	70.7%	19,822	69.6%	40,578	69.5%
Unemployed	310	3.0%	660	2.3%	1,276	2.2%
Not in Labor Force	2,757	26.3%	8,009	28.1%	16,508	28.3%
Businesses	918		2,857		5,059	
Establishments	918	---	2,857	---	5,059	---
Employees (FTEs)	5,303	---	18,860	---	36,802	---



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