

# Downtown Roswell 1.6+/- Acres on Norcross St.

110, 112, 122 NORCROSS STREET | ROSWELL, GA

Exclusively Listed by

**Scott Morchower - Director, Associate Broker** | (770) 310-9575 | smorchower@kw.com | 334182, GA

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**KW COMMERCIAL | ATLANTA - PERIMETER**

115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346

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# Executive Summary



## Property Description

Roswell frontage adjacent to the Southern Post development, consisting of office, retail, and restaurants and residential condos.

ASSEMBLAGE of 3 properties, offered at \$7,000,000, totaling approximately 1.6 acres. Perfect redevelopment play for a mixed use destination, ideal for a boutique entertainment venue, or boutique retail. Short Walking distance to Canton St. and two doors down from Variant Brewery. Approximately 350 quality apartments and condos nearby: City Walk Apartments, Southern Post condos.

Can be purchased separately:

A. 110 Norcross St: \$2,000,000.

B. 112 Norcross St.: \$4,000,000.

C. 122 Norcross St.: \$1,000,000.

## Property Highlights

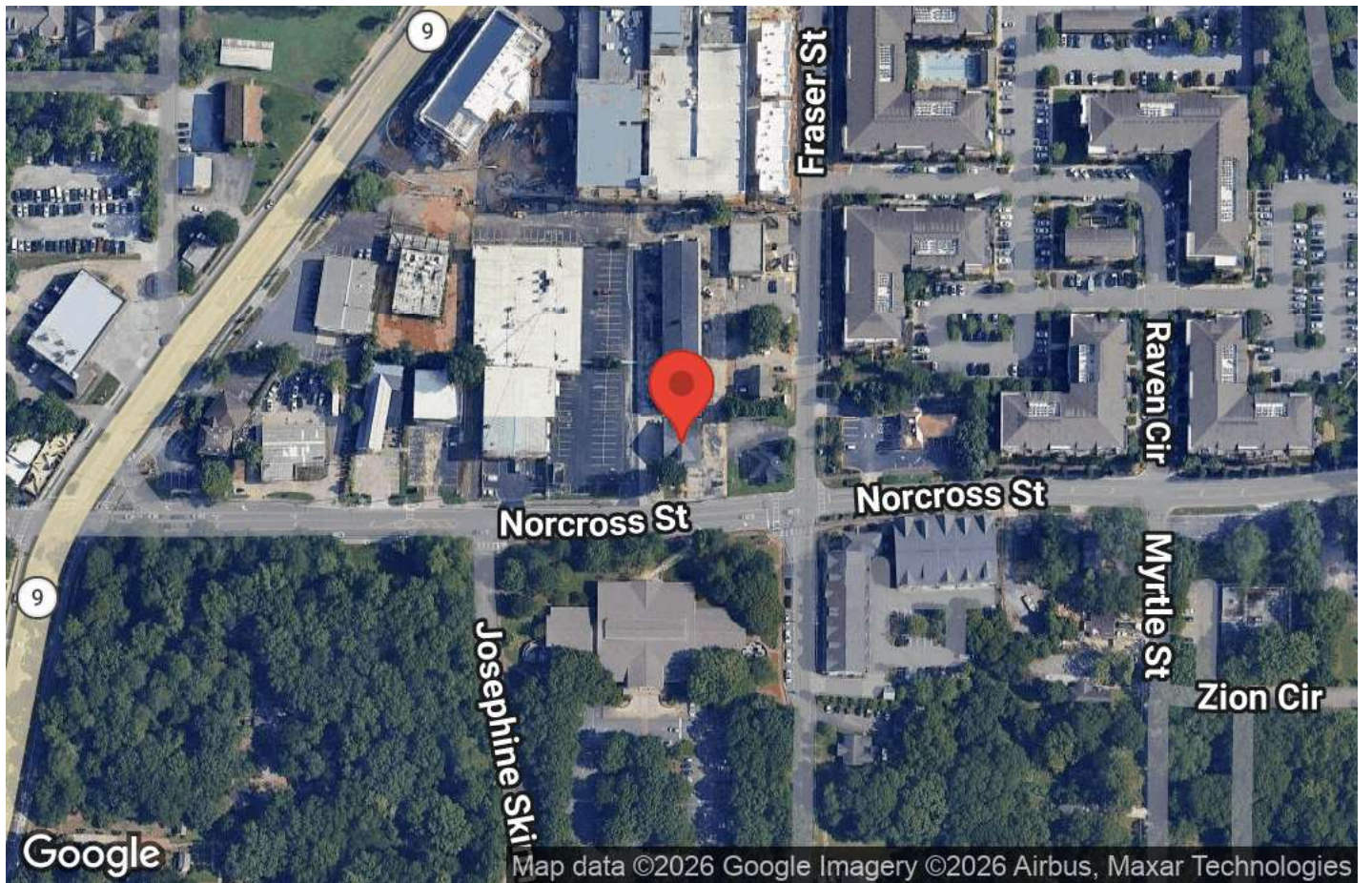
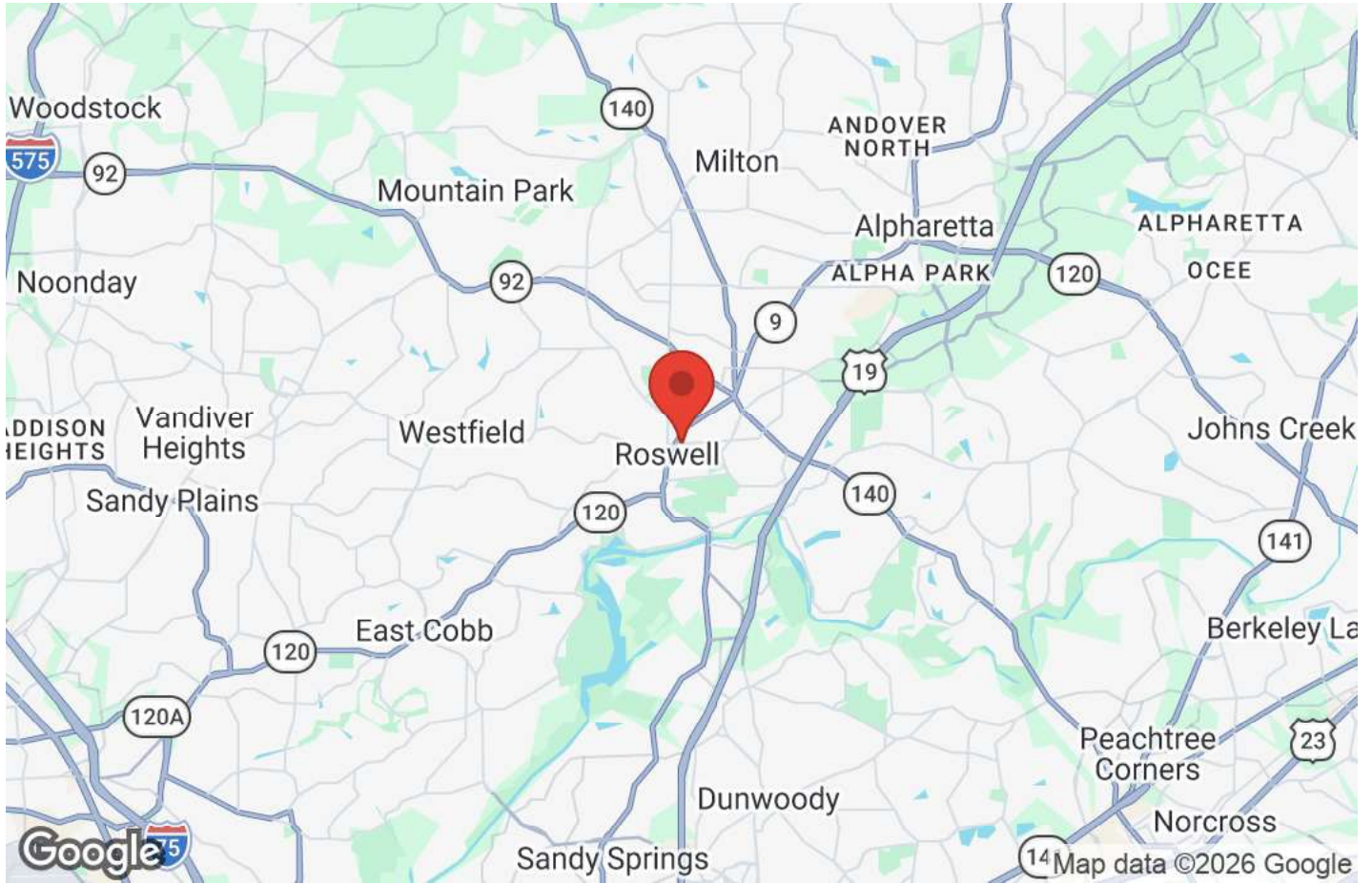
- Fantastic location in the heart of Roswell
- High visibility and frontage
- Zoned DX Downtown Mixed Use
- 193+/- frontage feet on Norcross St.
- Properties Assembled: 110 Norcross St, 112 Norcross St and 122 Norcross St.

|                             |                             |
|-----------------------------|-----------------------------|
| <b>Price:</b>               | \$7,000,000                 |
| <b>Lot Size:</b>            | 1.6 +/- Acres               |
| <b>Permitted Uses:</b>      | Mixed Use                   |
| <b>Frontage:</b>            | 193 on Norcross; 113 Fraser |
| <b>Traffic Count:</b>       | 11,500                      |
| <b>Signal Intersection:</b> | Norcross St, Fraser St.     |
| <b>Zoning:</b>              | DX                          |
| <b>APN A:</b>               | 12 190204120731             |
| <b>APN B:</b>               | 12 190204120749             |
| <b>APN C:</b>               | 12 190204120780             |

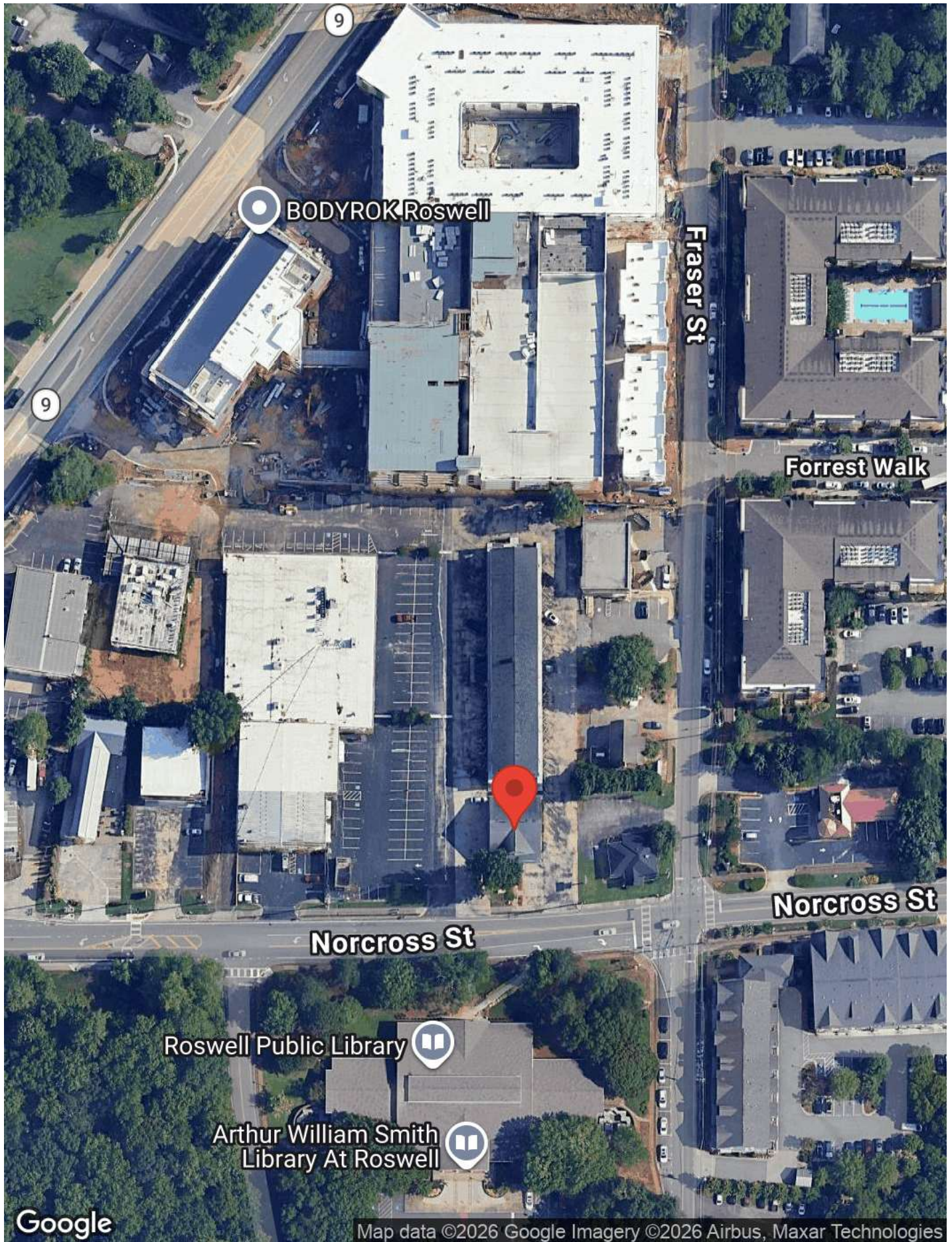
# Property Photos



# Location Maps



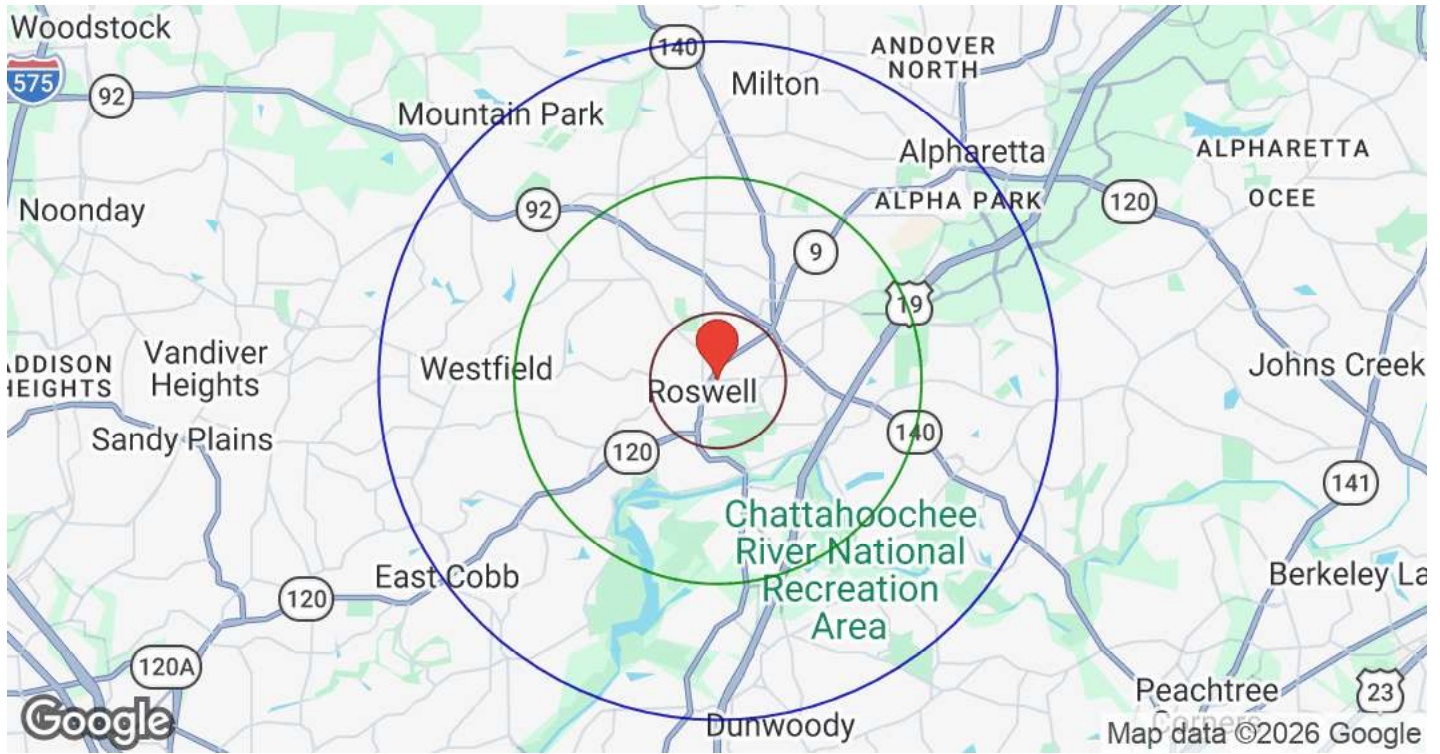
# Aerial Map



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles




| Category                | Sub-category     | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|------------------|-----------|-----------|-----------|
| <b>Population</b>       | Male             | 3,316     | 32,511    | 89,985    |
|                         | Female           | 3,239     | 34,357    | 95,280    |
|                         | Total Population | 6,555     | 66,868    | 185,264   |
| <b>Race / Ethnicity</b> | White            | 3,860     | 34,170    | 104,359   |
|                         | Black            | 1,451     | 16,242    | 38,331    |
|                         | Am In/AK Nat     | 6         | 47        | 93        |
|                         | Hawaiian         | 1         | 20        | 37        |
|                         | Hispanic         | 725       | 10,197    | 20,953    |
|                         | Asian            | 362       | 4,607     | 17,007    |
|                         | Multiracial      | 139       | 1,458     | 4,131     |
|                         | Other            | 12        | 134       | 333       |
| <b>Housing</b>          | Total Units      | 3,155     | 31,083    | 81,169    |
|                         | Occupied         | 2,839     | 28,128    | 74,277    |
|                         | Owner Occupied   | 1,791     | 15,136    | 47,312    |
|                         | Renter Occupied  | 1,048     | 12,992    | 26,965    |
|                         | Vacant           | 316       | 2,955     | 6,892     |
| <b>Age</b>              | Ages 0 - 14      | 1,003     | 11,659    | 32,984    |
|                         | Ages 15 - 24     | 652       | 7,644     | 21,224    |
|                         | Ages 25 - 54     | 2,527     | 28,740    | 75,744    |
|                         | Ages 55 - 64     | 942       | 8,058     | 23,826    |
|                         | Ages 65+         | 1,430     | 10,767    | 31,487    |
| <b>Income</b>           | Median           | \$119,580 | \$111,981 | \$128,253 |
|                         | Under \$15k      | 222       | 1,950     | 3,793     |
|                         | \$15k - \$25k    | 148       | 689       | 2,236     |
|                         | \$25k - \$35k    | 101       | 1,237     | 2,569     |
|                         | \$35k - \$50k    | 104       | 1,815     | 4,963     |
|                         | \$50k - \$75k    | 255       | 3,437     | 7,758     |
|                         | \$75k - \$100k   | 290       | 3,447     | 8,096     |
|                         | \$100k - \$150k  | 612       | 4,907     | 12,091    |
|                         | \$150k - \$200k  | 218       | 3,258     | 9,192     |
| Over \$200k             | 889              | 7,388     | 23,580    |           |

# Professional Bio



## Scott Morchower

Director, Associate Broker

 (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, 2024, and 2025 Multi-Million Dollar Club Lifetime Phoenix 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.

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# Perfect for Entertainment Venue, Boutique Retail and More!

3 PARCEL ASSEMBLAGE IN THE HEART OF DOWNTOWN ROSWELL

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