

659 Atlanta St, Roswell, Ga. 30075

4/16/2024

TOA COMMERCIAL

OFFERING
MEMORANDUM

Exclusively Marketed By

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TOA COMMERCIAL

4180 Providence Road

Suite 200

Marietta, GA 30062

LICENSURE

The Office Advisors / TOA Commercial

Brokerage License: GA H-56141, SC , NC.



Roswell, Ga. 30075

PROPERTY INFO:

Parcel ID: 12-1912-0384-027-9

County: FULTON

LAND AREA: .69 AC LOT

YEAR BUILT: 1961

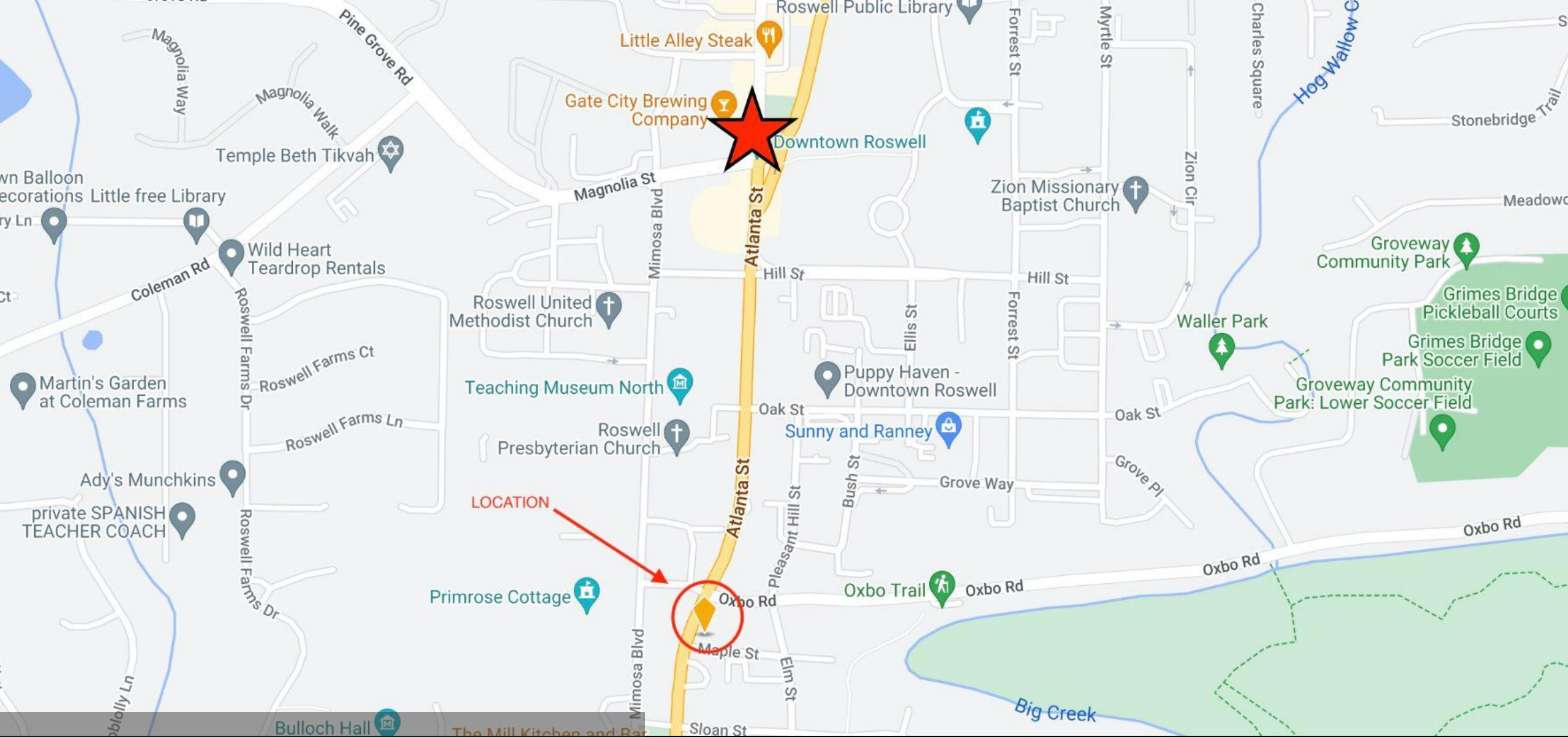
PROMINENT FEATURES:

- DECK
- PARKING
- Close proximity to downtown Roswell
- Right off major highway

10/30/2024



PROPERTY



SURROUNDING AREA

Roswell, GA, is a great location for a restaurant for several reasons:

1. ****Vibrant Community****: Roswell has a thriving population with a strong sense of community, leading to a steady customer base.
2. ****Historic Charm****: The city boasts a charming historic district, attracting both locals and tourists looking for unique dining experiences.
3. ****Diverse Demographics****: With a mix of families, young professionals, and retirees, restaurants can cater to a variety of tastes and preferences.
4. ****Proximity to Atlanta****: Located just north of Atlanta, Roswell benefits from the larger metropolitan area's traffic, drawing in visitors from the city.
5. ****Outdoor Dining Appeal****: With beautiful parks and outdoor spaces, there's a strong demand for restaurants with patios or scenic views.



LEASE REVIEW

\$5,000/month
NNN

1,419 SF

5 year term

4/16/2024

TOA COMMERCIAL

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MARKETING STRATEGY

How We Guarantee Success

TRANSPARENCY

A forthright approach builds trust, ensures informed decisions, and avoids disputes.

EASE OF ACCESS

Maximize potential buyers, increase competition, gain a higher sale price.

RESPONSIVENESS

Quick, accurate responses ensure client satisfaction and deliver better deals.

MEET THE TEAM



Reid Moore

Founding Partner



Teri Primiano

Commercial Associate

TOA

COMMERCIAL BROKERS

SUMMARY

Unbeatable location with continuous traffic. Location provides easy access to many state Routes and Interstates. Surrounded by nearby homes and businesses.

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A photograph of two bison in a grassy field under a blue sky with white clouds. The bison are facing each other, and one is slightly behind the other. The text 'THANK YOU' is overlaid on the right side of the image.

THANK YOU

Reid Moore

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