

FREESTANDING ROSWELL BUILDING FOR SALE

205 NORCROSS STREET, ROSWELL GA

, ROSWELL, GA 30075



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

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334182, GA

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OFFERING SUMMARY

PRICE:	\$1,900,000
BUILDING SF:	3,690
RENTABLE SF:	3,690
FLOORS:	2
LOT SIZE:	0.65 Acres

- Great Old Roswell Location
- Across from the New Southern Post Mixed Use complex
- Lots of parking
- Room to add another building
- New Surfaced Parking lot
- Front and Rear entrances
- Well maintained
- Move-in Ready

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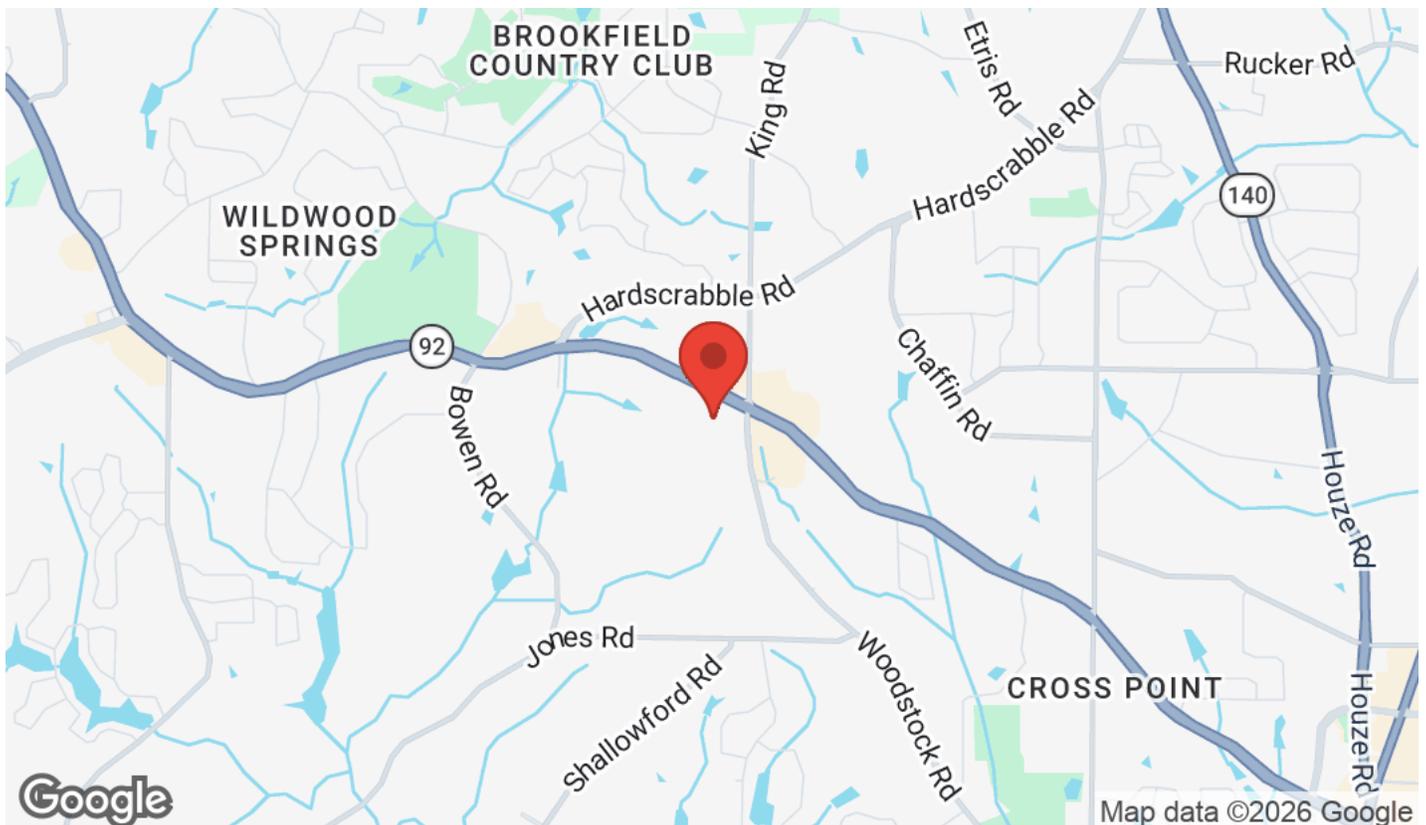
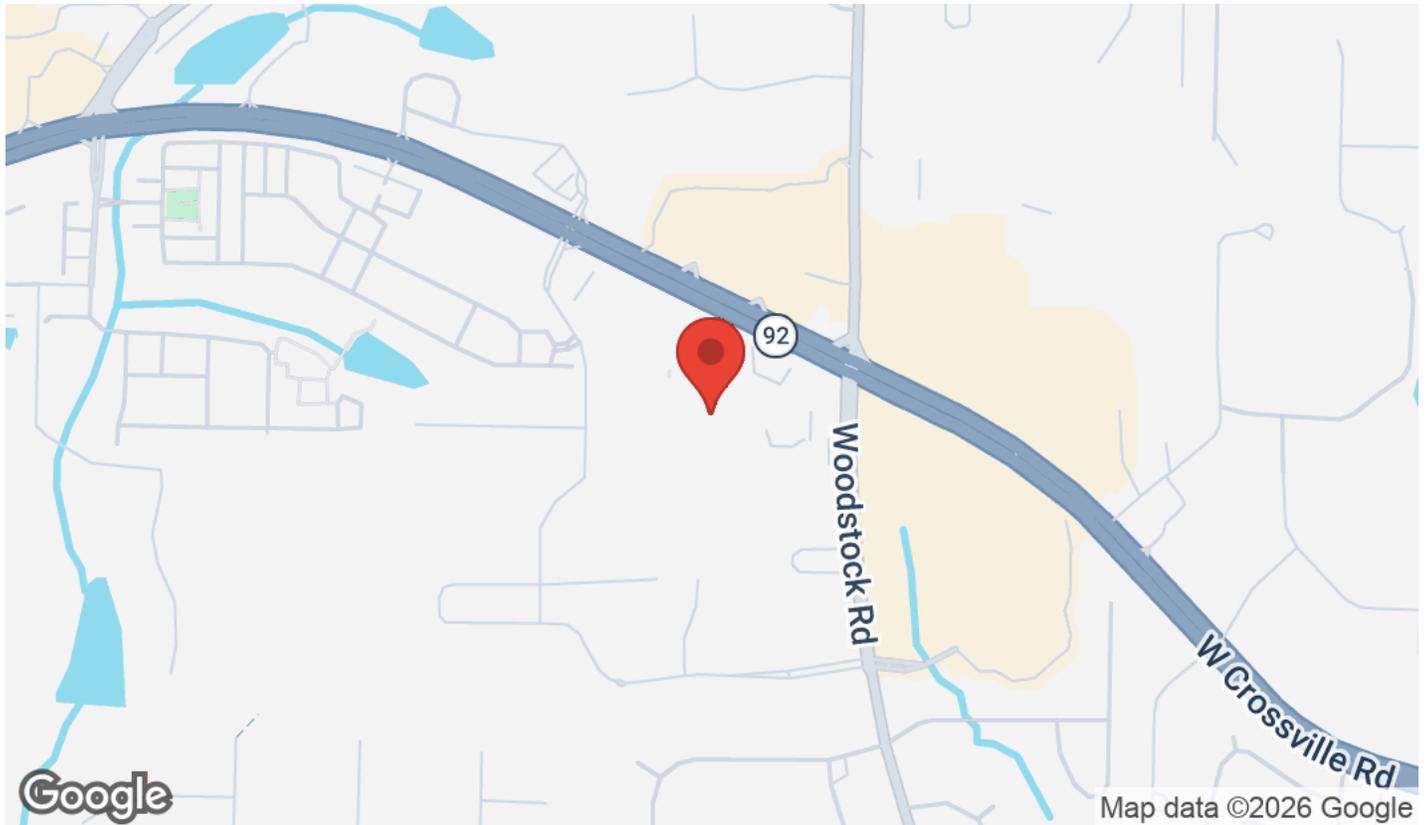
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LOCATION MAPS



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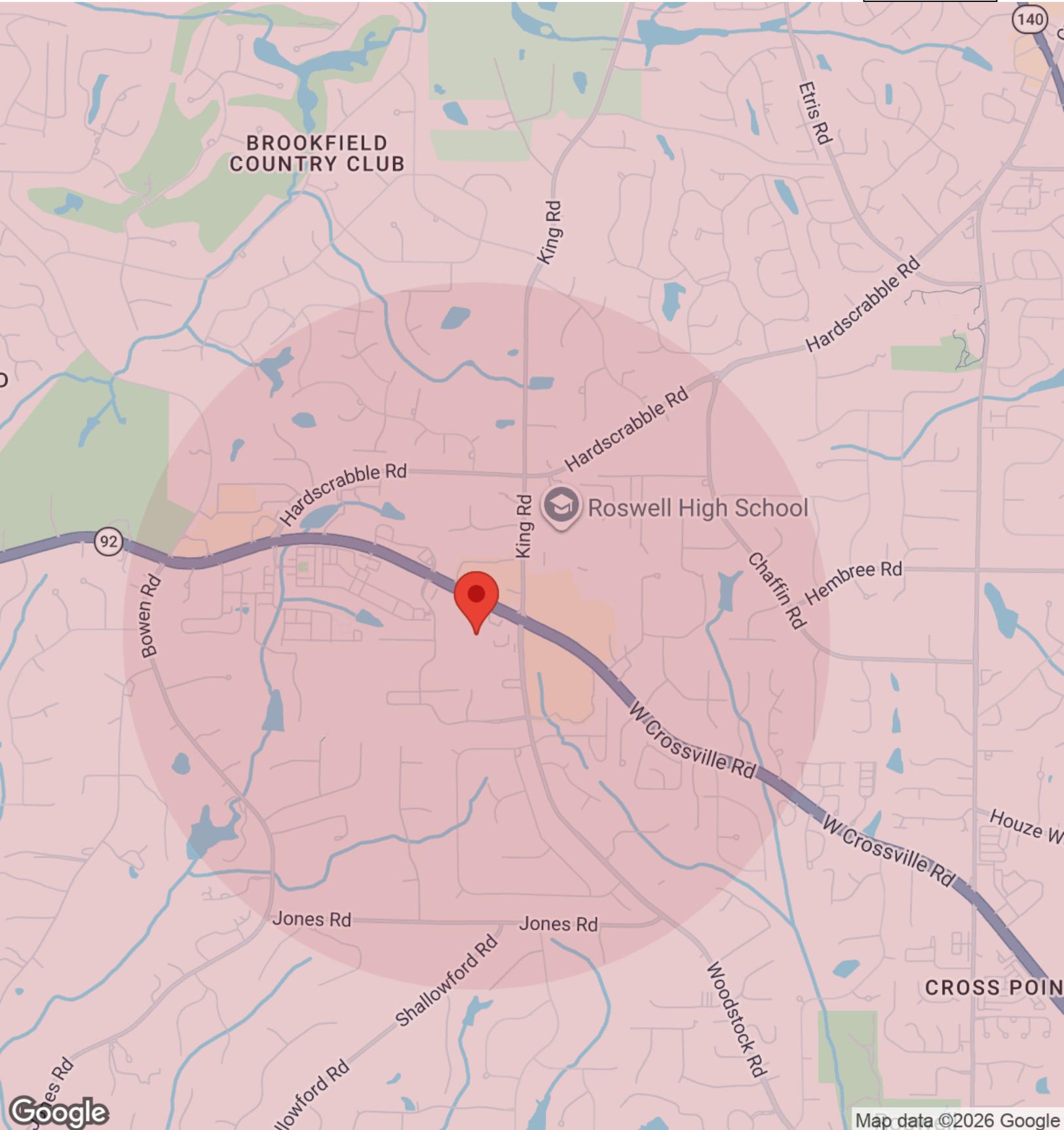


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BUSINESS MAP



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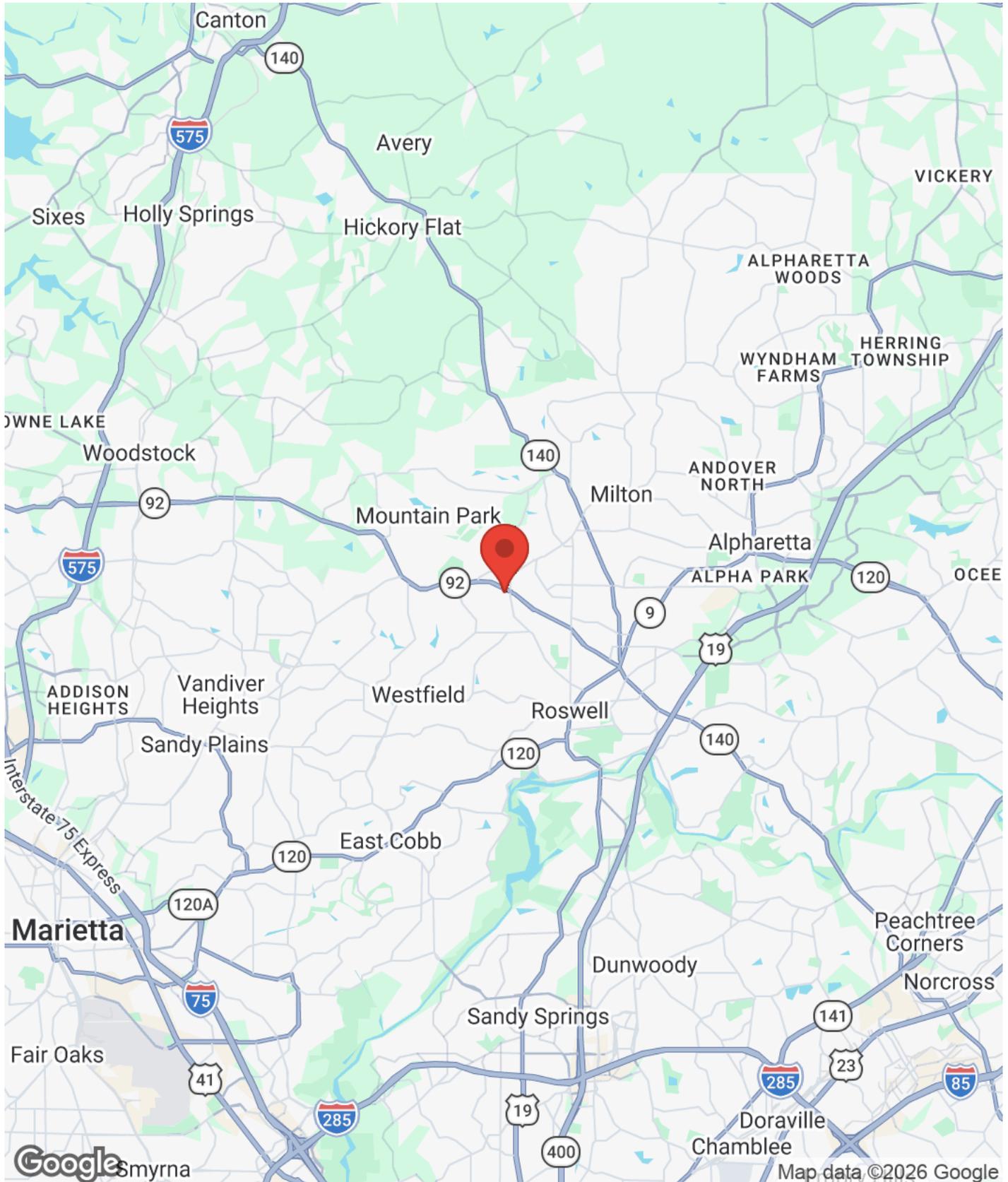


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REGIONAL MAP



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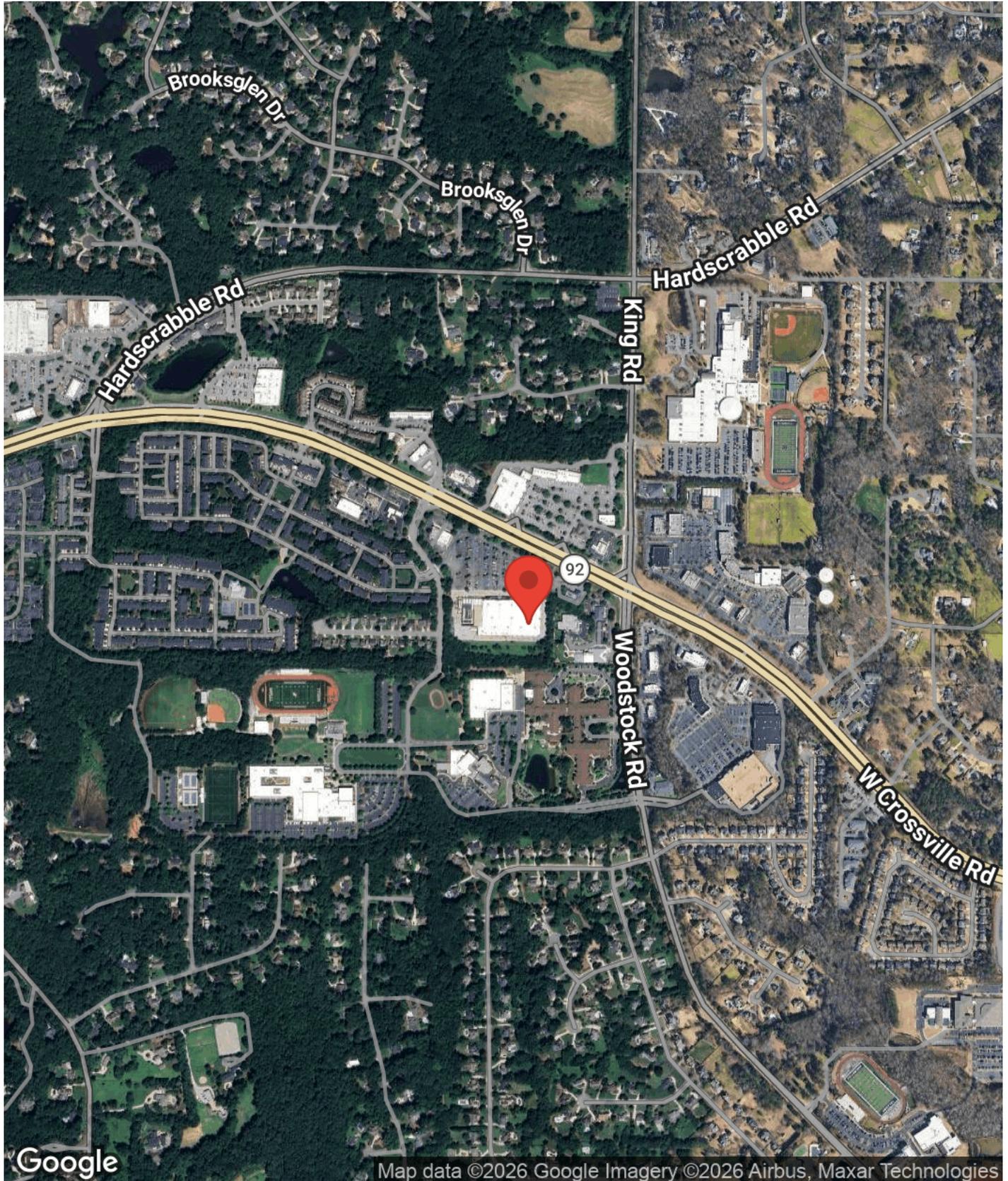


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AERIAL MAP



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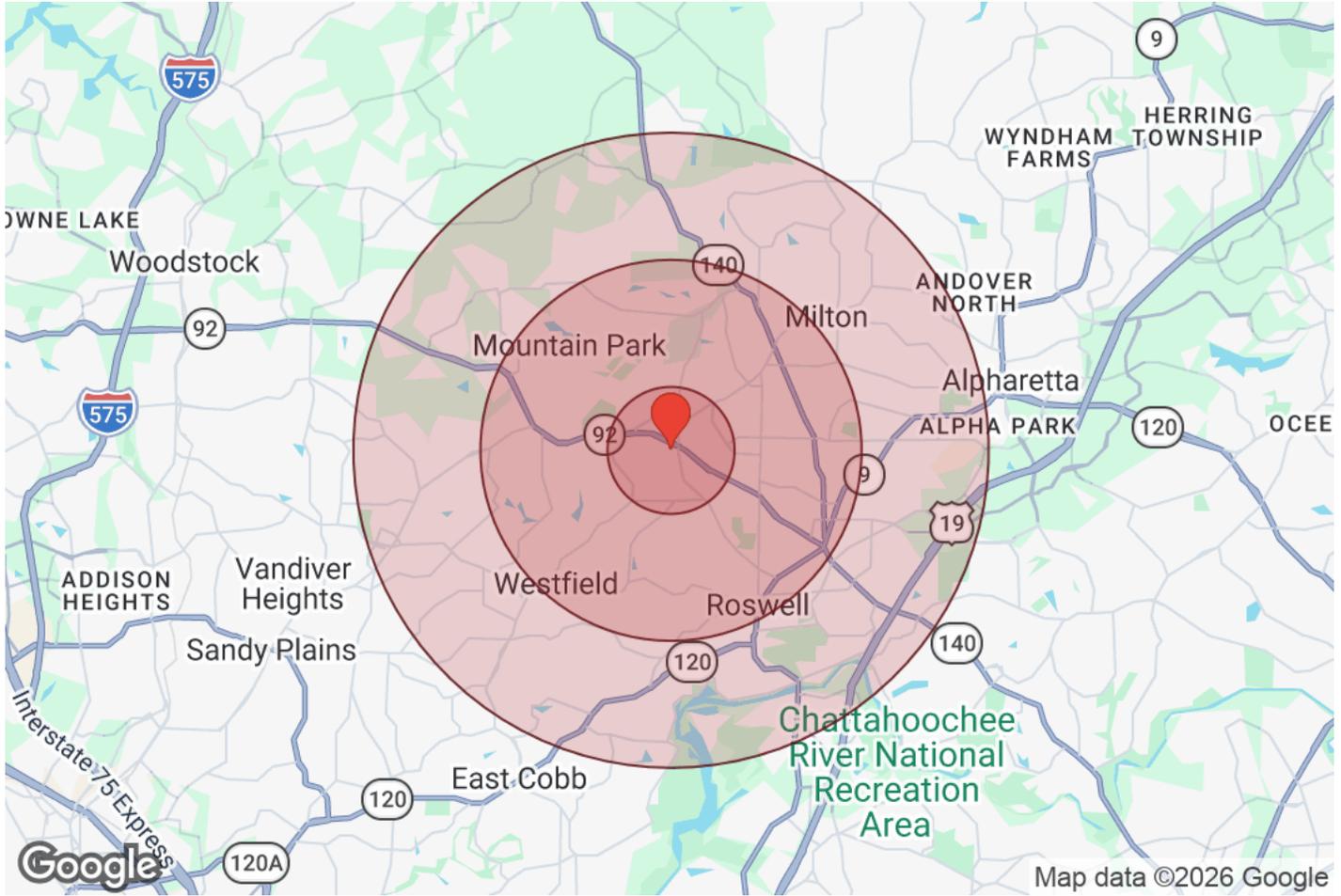


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DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,777	24,788	75,423
Female	2,134	25,930	79,180
Total Population	3,911	50,718	154,603

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,702	34,448	95,854
Black	633	7,496	25,154
Am In/AK Nat	2	25	77
Hawaiian	1	5	31
Hispanic	244	3,849	17,547
Asian	254	3,713	12,322
Multiracial	73	1,121	3,370
Other	2	66	247

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,816	20,243	62,325
Occupied	1,651	18,610	57,880
Owner Occupied	1,427	16,259	43,955
Renter Occupied	224	2,351	13,925
Vacant	165	1,634	4,446

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	615	9,248	28,504
Ages 15 - 24	399	5,602	18,498
Ages 25 - 54	1,237	17,886	59,571
Ages 55 - 64	598	7,291	20,634
Ages 65+	1,060	10,690	27,397

Income	1 Mile	3 Miles	5 Miles
Median	\$173,236	\$177,107	\$148,916
Under \$15k	81	567	2,479
\$15k - \$25k	30	261	1,403
\$25k - \$35k	56	445	1,830
\$35k - \$50k	28	688	2,907
\$50k - \$75k	117	1,271	5,542
\$75k - \$100k	167	1,497	5,054
\$100k - \$150k	253	3,059	9,901
\$150k - \$200k	201	2,794	8,001
Over \$200k	718	8,026	20,762

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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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