

100 NORCROSS STREET

ROSWELL, GA 30075

FOR LEASE




LOCATION DESCRIPTION

New development located within popular Downtown Roswell's booming restaurant/retail district

PROPERTY HIGHLIGHTS

- Please call for availability
- Seeking unique restaurants and entertainment concepts
- Open patio areas and outdoor seating available
- Downtown Roswell's unique blend of pedestrian friendly areas draws patrons from well beyond the Atlanta MSA
- Ample parking onsite and adjacent to the property
- Average Household Incomes exceed \$176,000 within a 1-mile radius



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	6,661	71,795	191,576
Average HH Income	\$176,305	\$140,949	\$166,056
Daytime Population	11,757	98,440	230,069



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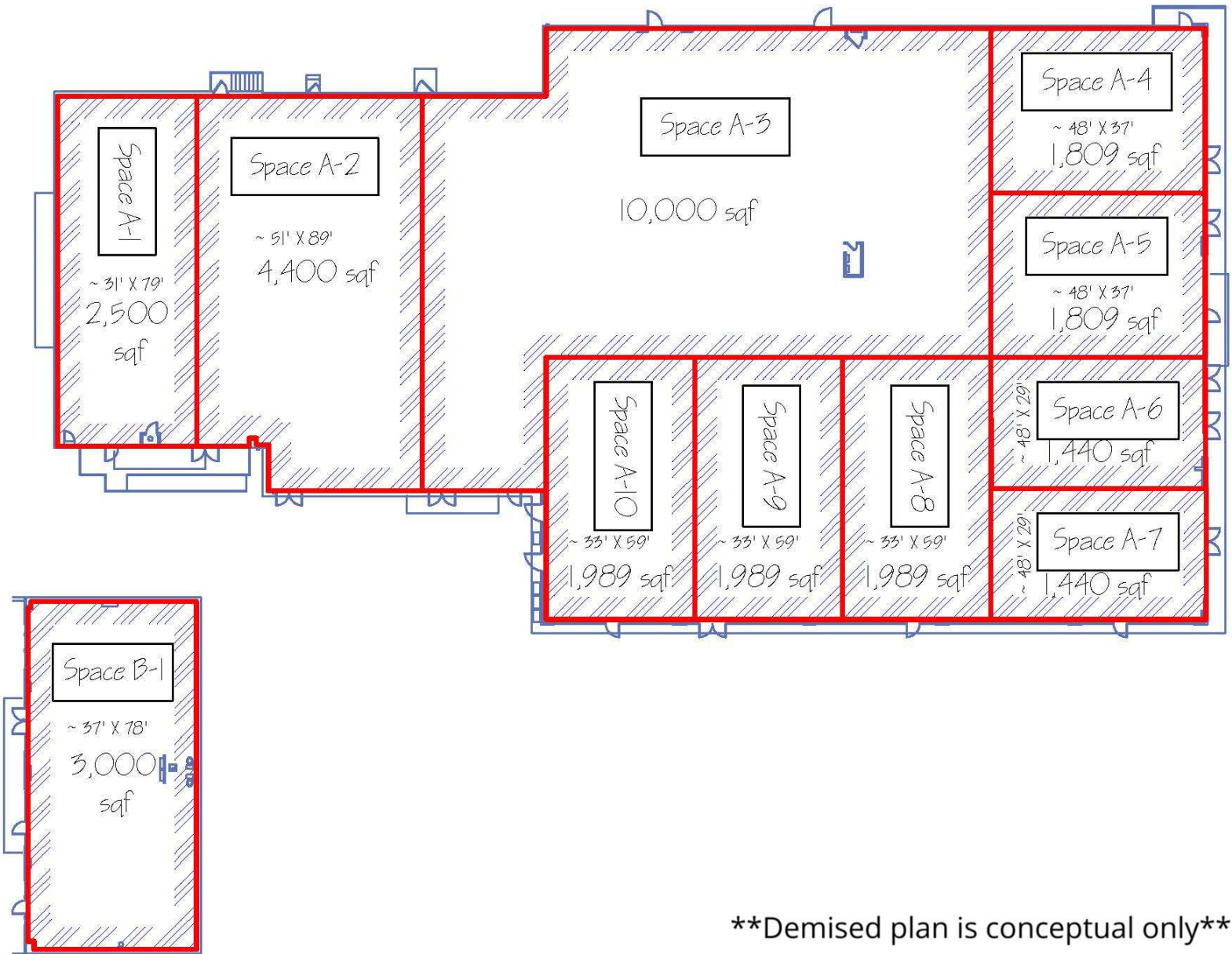
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****Demised plan is conceptual only****



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100 Norcross Street

Site Aerial

February 2024

TSCG



A \$30 million boutique hotel is set to rise near Canton Street, a walkable cluster of restaurants and shops in historic downtown Roswell. The 125-room Chambray Hotel could start construction in May, according to the project's general contractor in Swinerton. The five-story hotel would stand at the intersection of Alpharetta Highway and Fraser Street, just north of the Southern Port mixed-use project.



104,000sf Planned Mixed-Use
32,000+sf Restaurants & Fitness Retail
95,000+sf Loft Office Space
with combined 140 MF Units & 12 Townhomes



30,000 SF



0 175 350 Feet Norcross St

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Alpharetta St

Norcross St

Frazier St

Downtown Roswell

Restaurant Aerial

July 2023

TSCG



104,000sf Planned Mixed-Use
32,000+sf Restaurants & Fitness Retail
95,000+sf Loft Office Space
with combined 140 MF Units & 12 Townhomes

30,000sf

SITE

Overflow Parking

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