

1223 CANTON ST, ROSWELL, GA 30075

1233 CANTON STREET

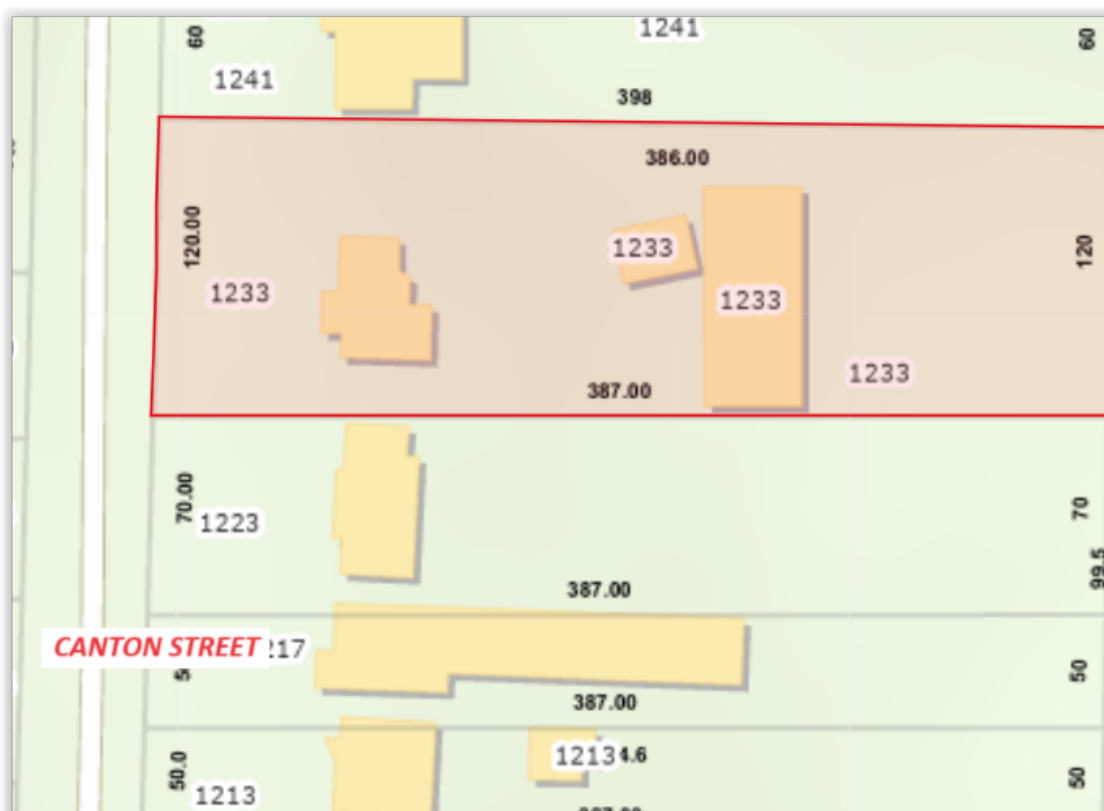


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Buildings	3
Building SF:	5,050
Rent / SF:	\$20-\$25 NNN depending on Building
Lot Size:	0.90 Acres

Possible assembly sale property with the neighboring property at 1223 Canton Street.

Front Building - 1,350 Sq. Ft.
Warehouse - 3,200 Sq. Ft.
Storage Building - 500 Sq. Ft.

Rent entire property for \$10,000 per Month NNN

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PROPERTY PHOTOS

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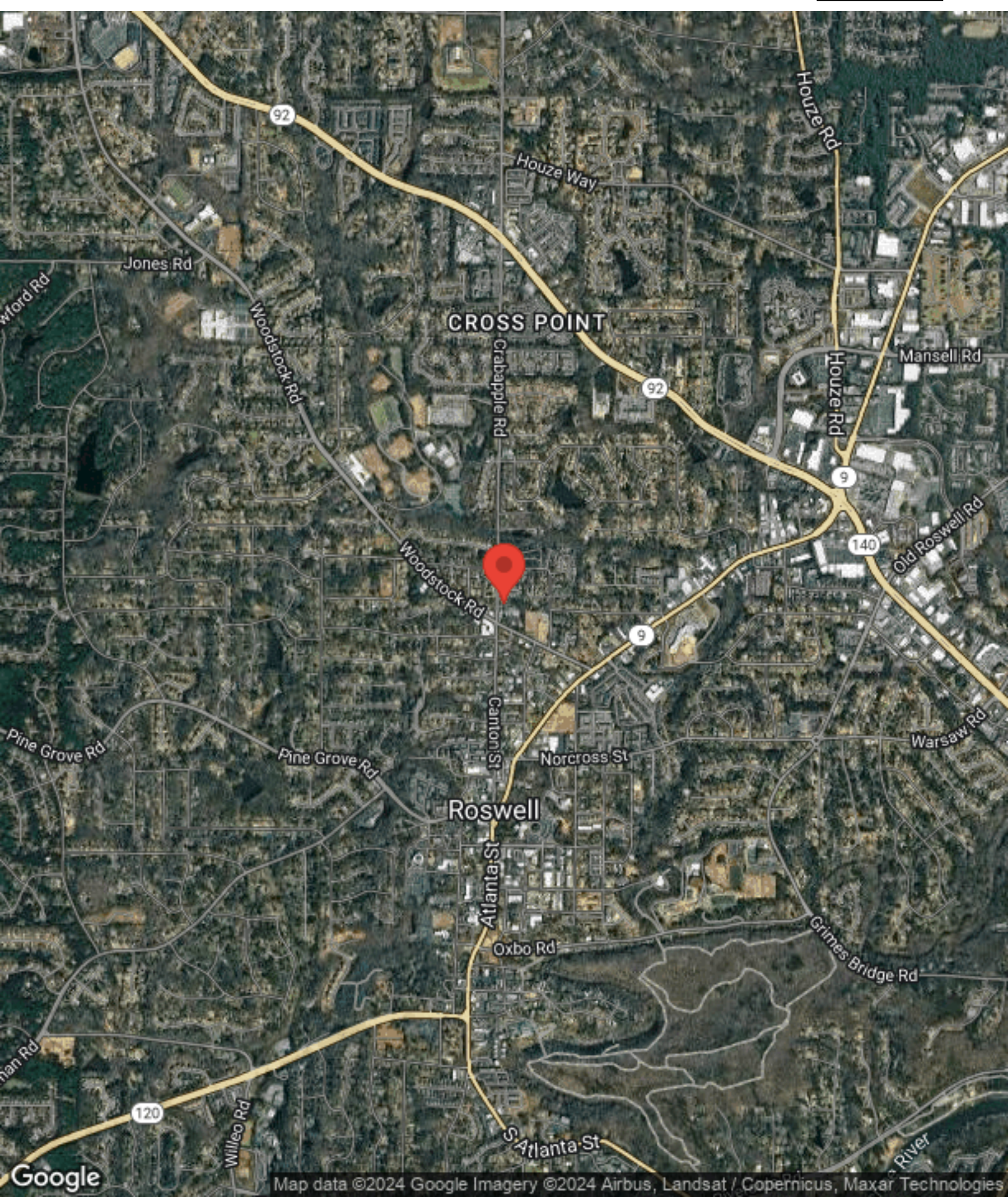
LOCATION MAPS

1233 CANTON STREET



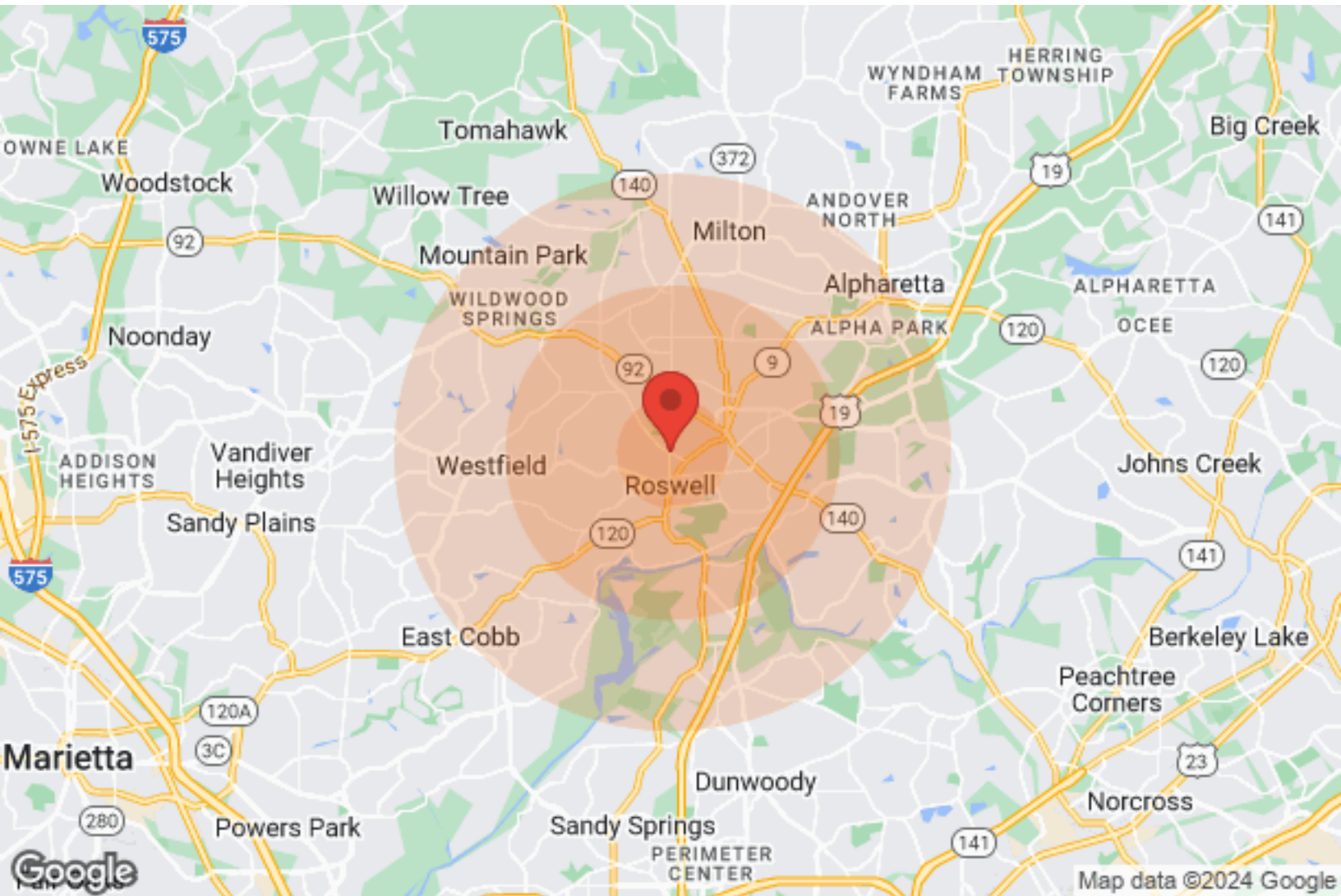
AERIAL MAP

1233 CANTON STREET



DEMOGRAPHICS

1233 CANTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,019	38,175	90,399
Female	4,236	38,376	91,502
Total Population	8,255	76,551	181,901

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,426	15,617	35,414
Ages 15-24	943	10,069	25,029
Ages 25-54	3,045	31,626	71,425
Ages 55-64	1,132	9,520	24,323
Ages 65+	1,709	9,719	25,710

Race	1 Mile	3 Miles	5 Miles
White	6,436	53,662	133,130
Black	532	11,149	25,464
Am In/AK Nat	5	165	221
Hawaiian	N/A	4	10
Hispanic	1,484	17,323	25,978
Multi-Racial	1,938	18,368	29,776

Income	1 Mile	3 Miles	5 Miles
Median	\$76,590	\$78,031	\$94,023
< \$15,000	281	2,229	4,826
\$15,000-\$24,999	180	1,923	4,240
\$25,000-\$34,999	257	2,739	5,819
\$35,000-\$49,999	446	4,032	8,766
\$50,000-\$74,999	589	4,892	11,577
\$75,000-\$99,999	435	3,848	8,492
\$100,000-\$149,999	615	4,776	12,004
\$150,000-\$199,999	261	2,673	7,597
> \$200,000	249	2,501	8,340

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,776	32,492	78,432
Occupied	3,485	30,192	73,392
Owner Occupied	2,707	18,540	46,720
Renter Occupied	778	11,652	26,672
Vacant	291	2,300	5,040

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PROFESSIONAL BIO

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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 Multi-Million Dollar Club Lifetime 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.

DISCLAIMER

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