

MIXED USE FOR SALE & LEASE

16 OAK ST, ROSWELL

16 OAK STREET, ROSWELL, GA 30075



FOR SALE & LEASE

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

16 OAK STREET



Property Summary

Building SF:	1,750
County:	GA - Fulton
Cross Streets:	Atlanta St. & Oak St.
General Use:	Mixed Use
Zoning:	DX
Offered for Sale:	\$849,900
Lease Rate:	\$26.00
Lease Term:	Negotiable
Lease type:	NNN
Parking Spaces:	10
Renovated:	2024
Sub-market:	Downtown Roswell
Traffic Count:	29,700 on Atlanta Rd

Property Overview

1,750 sq ft brick building available **for sale or for lease** in the heart of Roswell. Beautifully renovated in 2024, this space is ready to move in. Second floor space features high ceilings with exposed wood beams. Bright interior with a versatile layout making it suitable for a range of uses including office space, retail, studio and more. Property is zoned DX, allowing for a wide variety of uses. Great visibility, approximately 10 parking spaces, and high traffic counts. Signalized intersection at Oak St. and Atlanta St.

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PHOTOS

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AERIAL MAP

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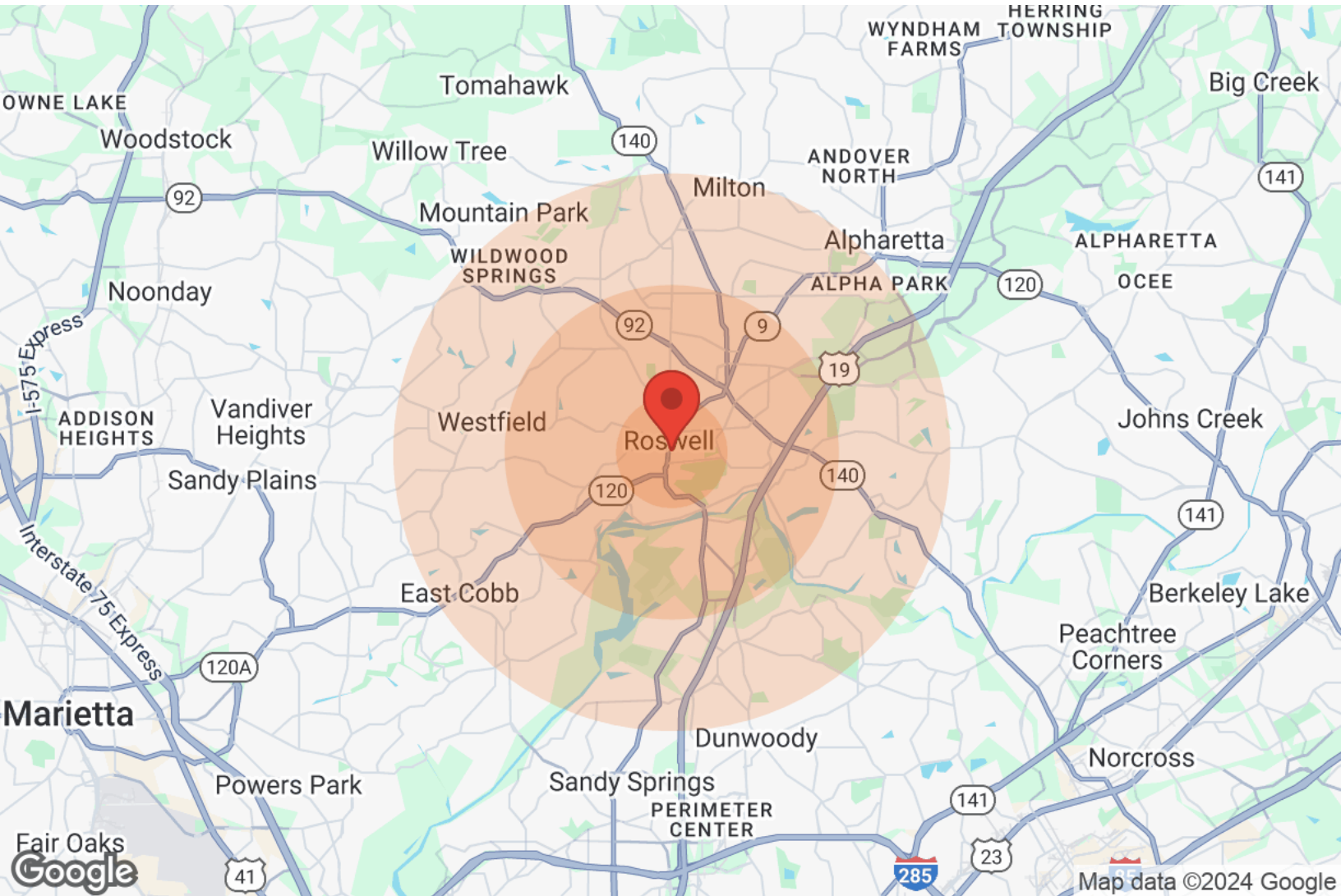
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	535	38,325	93,011
Female	538	38,903	94,520
Total Population	1,073	77,228	187,531

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	179	15,571	36,365
Ages 15-24	146	9,722	25,413
Ages 25-54	438	33,014	73,666
Ages 55-64	168	9,412	25,345
Ages 65+	142	9,509	26,742

Race	1 Mile	3 Miles	5 Miles
White	909	51,796	137,604
Black	110	13,065	26,373
Am In/AK Nat	N/A	179	221
Hawaiian	N/A	4	10
Hispanic	52	17,915	26,229
Multi-Racial	70	19,512	30,094

Income	1 Mile	3 Miles	5 Miles
Median	\$70,636	\$67,798	\$94,365
< \$15,000	11	2,617	4,937
\$15,000-\$24,999	31	2,402	4,419
\$25,000-\$34,999	55	3,016	6,071
\$35,000-\$49,999	95	4,478	8,799
\$50,000-\$74,999	40	5,139	11,793
\$75,000-\$99,999	22	3,853	8,638
\$100,000-\$149,999	146	4,670	12,707
\$150,000-\$199,999	10	2,516	7,948
> \$200,000	18	2,406	9,007

Housing	1 Mile	3 Miles	5 Miles
Total Units	496	34,215	81,493
Occupied	460	31,595	76,321
Owner Occupied	379	17,368	48,923
Renter Occupied	81	14,227	27,398
Vacant	36	2,620	5,172

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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.

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16 OAK STREET



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