

42 WOODSTOCK ROAD

OFFICE NEAR CANTON STREET

OWNER OCCUPIED OR FUTURE REDEVELOPMENT



\$1,100,000

**KELLER WILLIAMS REALTY CONSULTANTS,**

695 Mansell Rd. Suite 120  
Roswell, GA 30076



Each Office Independently Owned and Operated

**PRESENTED BY:**

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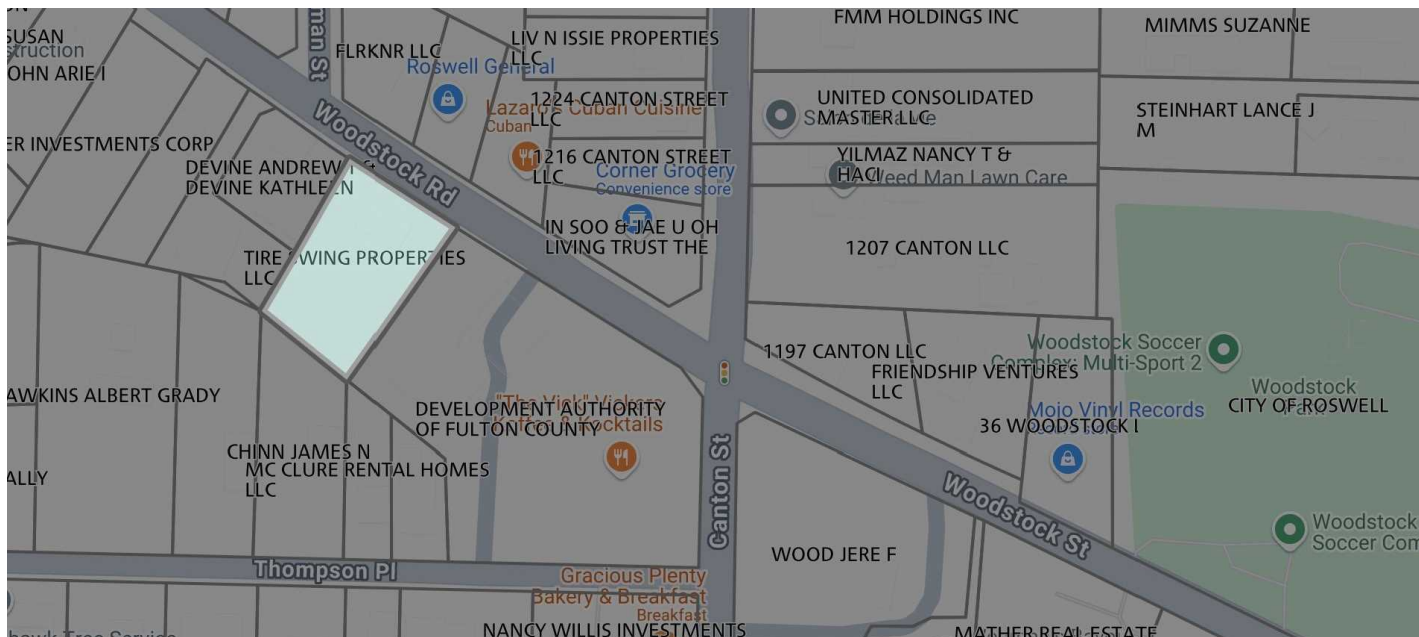
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# SUMMARY

42 WOODSTOCK ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,100,000
<b>ZONING:</b>	NX
<b>LOT SIZE:</b>	0.57 Acres
<b>PARCEL</b>	12 189203880063
<b>BUILDING SF:</b>	2,186
<b>FRONTAGE:</b>	appx 136 feet
<b>YEAR BUILT:</b>	1949
<b>MARKET:</b>	Atlanta
<b>SUBMARKET</b>	N Fulton/Forsyth County

## PROPERTY OVERVIEW

Rare opportunity for an owner user one block off highly desirable Canton Street in Roswell.

The 'Coleman House', built in 1949, is a 2,186 sf two story home on .57 acres converted to office use with five offices and a restroom on the street level and two offices, a conference room, restroom, and entry area on the terrace level.

The building has been configured to be an ideal space for a professional services type business for someone who wants to be walking distance from all Canton Street has to offer. Ample parking behind the building.

A future redevelopment opportunity exists as the lot is zoned NX, intended primarily to provide for neighborhood-serving retail and commercial uses at intensities compatible with abutting or adjacent residential development.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

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# PROPERTY PHOTOS

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# INTERIOR PHOTOS

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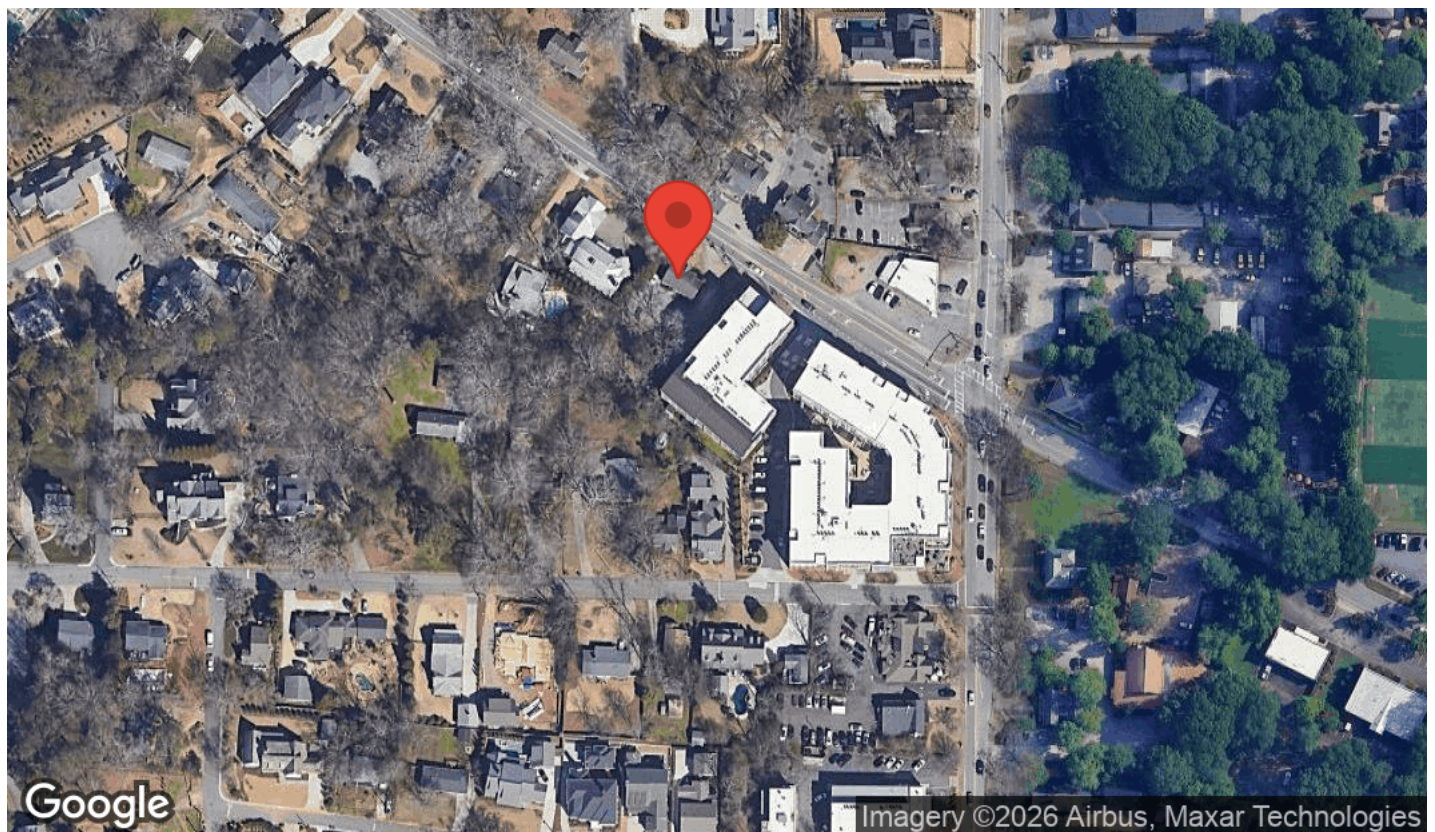
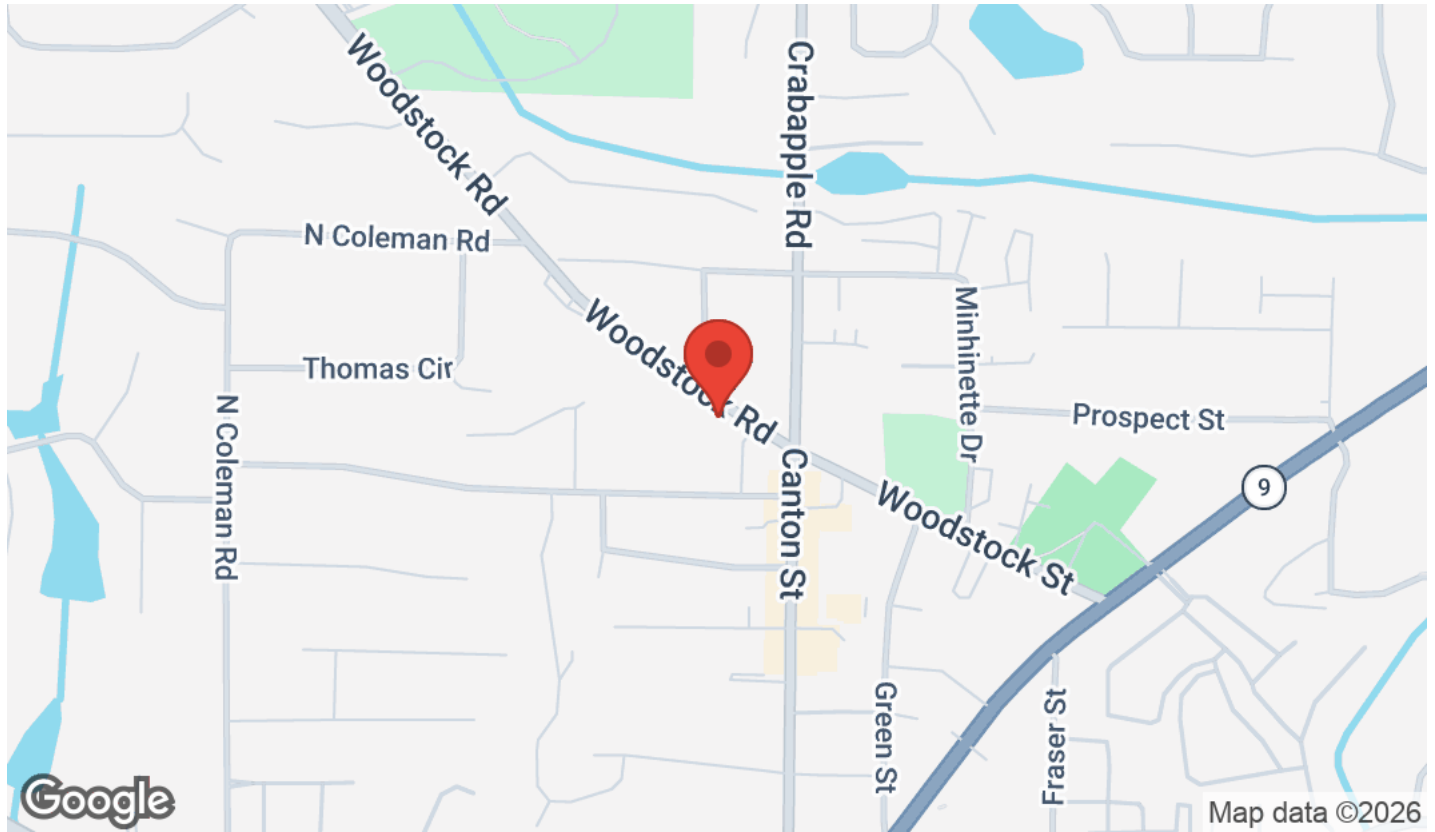


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# LOCATION MAPS

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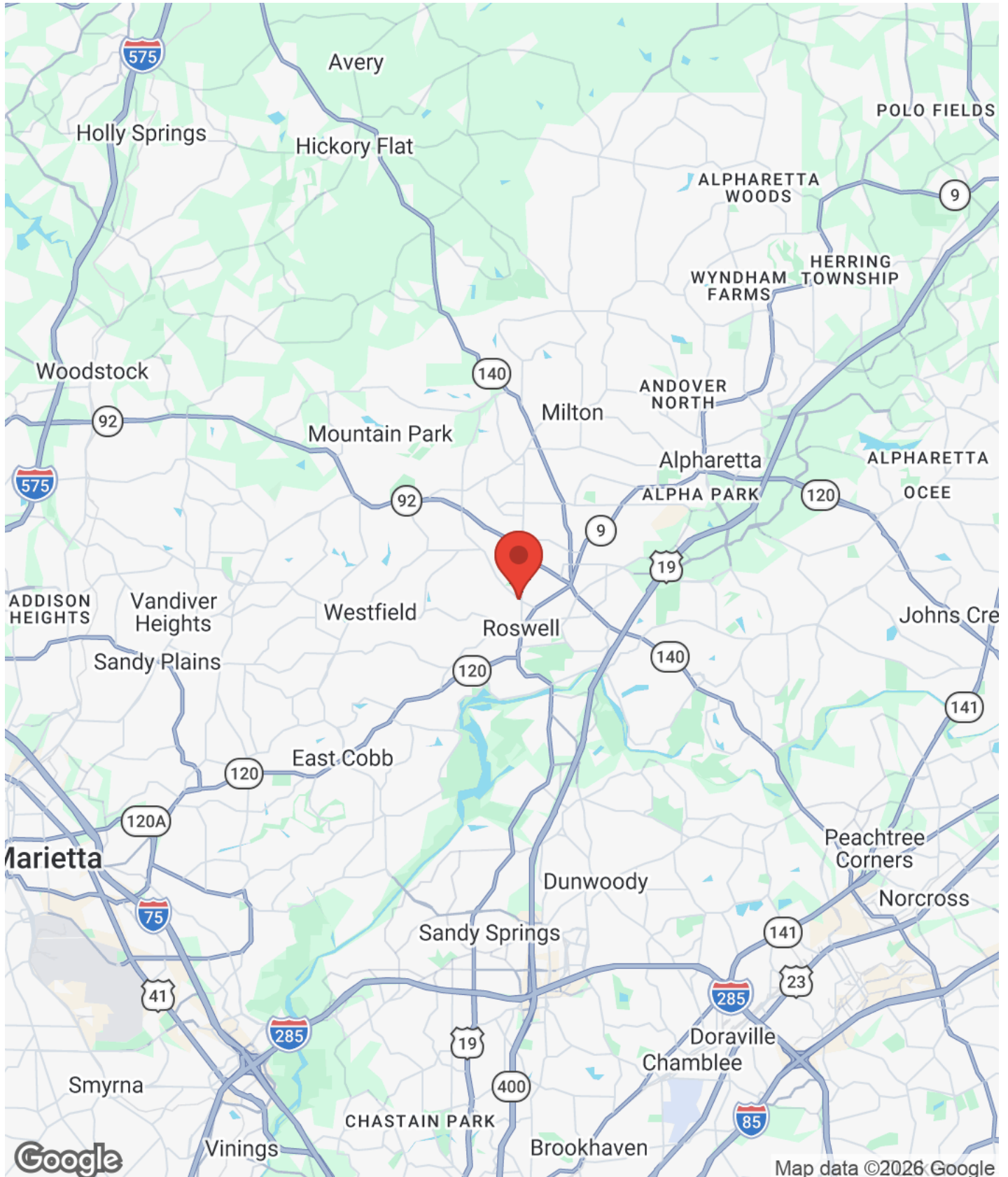
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# REGIONAL MAP

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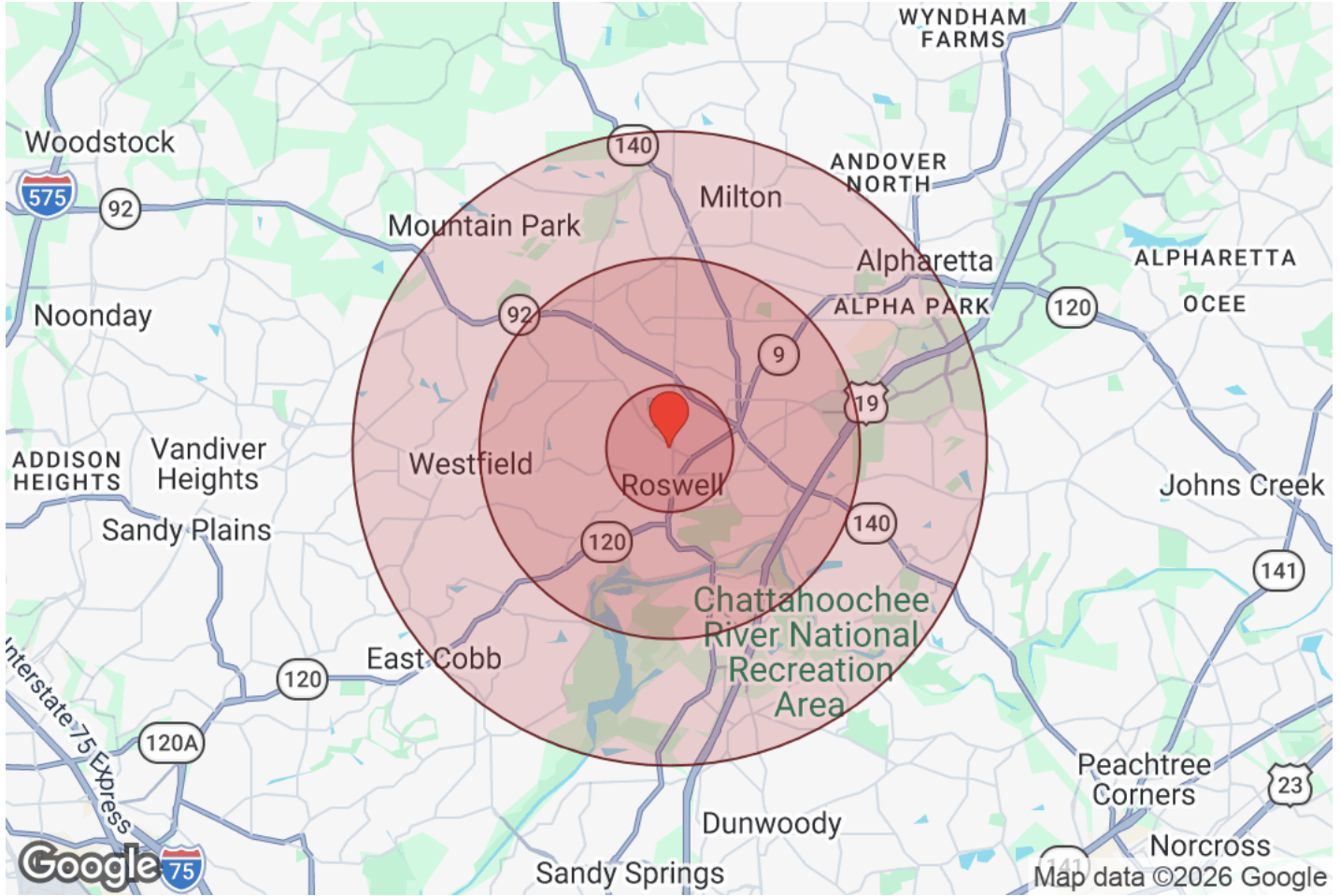
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,272	31,411	85,792
Female	4,306	32,969	90,723
Total Population	8,578	64,380	176,515

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,351	34,038	100,631
Black	1,694	14,743	35,903
Am In/AK Nat	6	45	88
Hawaiian	1	13	35
Hispanic	842	9,741	19,911
Asian	488	4,288	15,675
Multiracial	182	1,397	3,954
Other	15	116	318

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,008	28,742	76,766
Occupied	3,610	26,068	70,383
Owner Occupied	2,498	15,427	45,643
Renter Occupied	1,112	10,641	24,740
Vacant	398	2,674	6,384

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,369	11,461	31,494
Ages 15 - 24	834	7,397	20,387
Ages 25 - 54	3,194	26,954	71,583
Ages 55 - 64	1,215	7,963	22,839
Ages 65+	1,966	10,602	30,214

Income	1 Mile	3 Miles	5 Miles
Median	\$120,089	\$120,762	\$131,716
Under \$15k	236	1,397	3,622
\$15k - \$25k	128	674	2,182
\$25k - \$35k	134	1,082	2,452
\$35k - \$50k	210	1,694	4,310
\$50k - \$75k	337	3,054	7,316
\$75k - \$100k	371	2,733	7,330
\$100k - \$150k	722	4,686	11,469
\$150k - \$200k	271	3,139	8,914
Over \$200k	1,201	7,608	22,789

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