

OFFERING MEMORANDUM

HISTORIC DOWNTOWN ROSWELL – VACANT RESTAURANT

1105 Canton St, Roswell (Atlanta MSA), GA 30075



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800 Mt. Vernon Highway NE Suite 425
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Executive Summary



Sale Price	\$2,500,000
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Offering Summary

Building Size:	4,000 SF
Lot Size:	0.77 Acres
Base Rent:	Vacant
CAP Rate:	0%
Year Built:	1945

Property Highlights

- Prime Canton Street location in Downtown Roswell, a high-demand dining and retail corridor with strong foot traffic and surrounding boutique restaurants.
- Freestanding restaurant building with a commercial kitchen, updated dining areas, and outdoor seating - with abundant off street parking front and rear.
- Approximately \$250,000 of FF&E included in the sale including commercial kitchen equipment, restaurant furniture, and bar furniture.
- Operating restaurant site for many years.
- The property was nearly completely rebuilt from the ground up approximately 15 years ago.
- Located within Roswell's walkable historic district, surrounded by established restaurants, retail, and entertainment.
- Strong surrounding demographics with approximately 199,000 residents within five miles and average household incomes approaching \$190,000.



Property Description

1105 Canton Street is a freestanding, restaurant-improved asset located in the heart of Historic Downtown Roswell. The space has continuously operated as a full-service restaurant for many years and features a commercial kitchen, updated dining areas, and outdoor seating.

The lot is .77 acres and there is abundant off street parking for the building, which is rare for properties within the historic district.

Positioned within Downtown Roswell's historic walkable retail district, the property benefits from strong surrounding demographics, steady foot traffic, and proximity to a mix of restaurants, boutiques, and residential communities, supporting long-term tenant demand and investment stability.

Former Floga Resturant



Exterior Photos



Interior Photos



Commercial Kitchen



Abundance of Parking



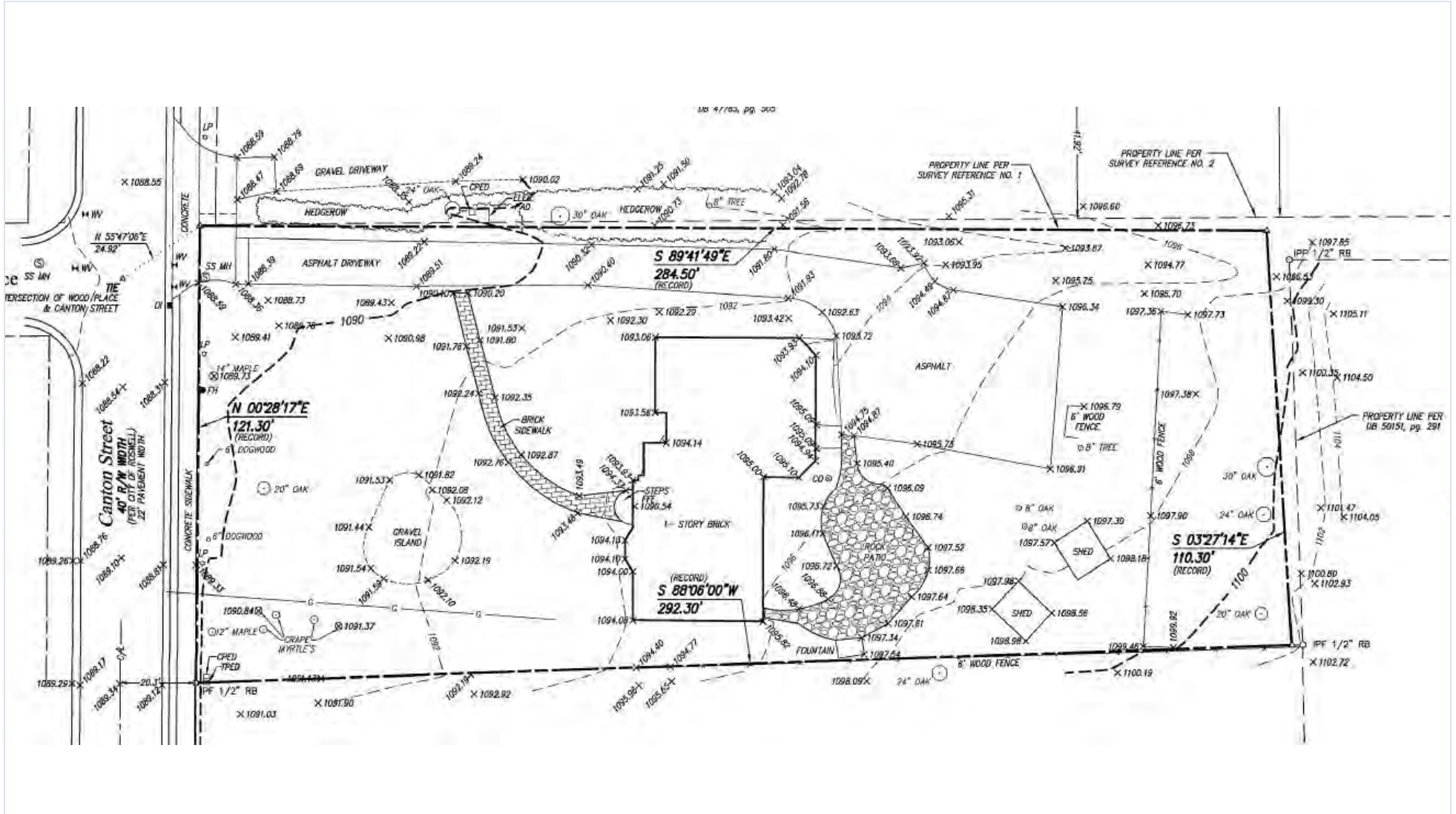
Retailer Map



Retailer Map



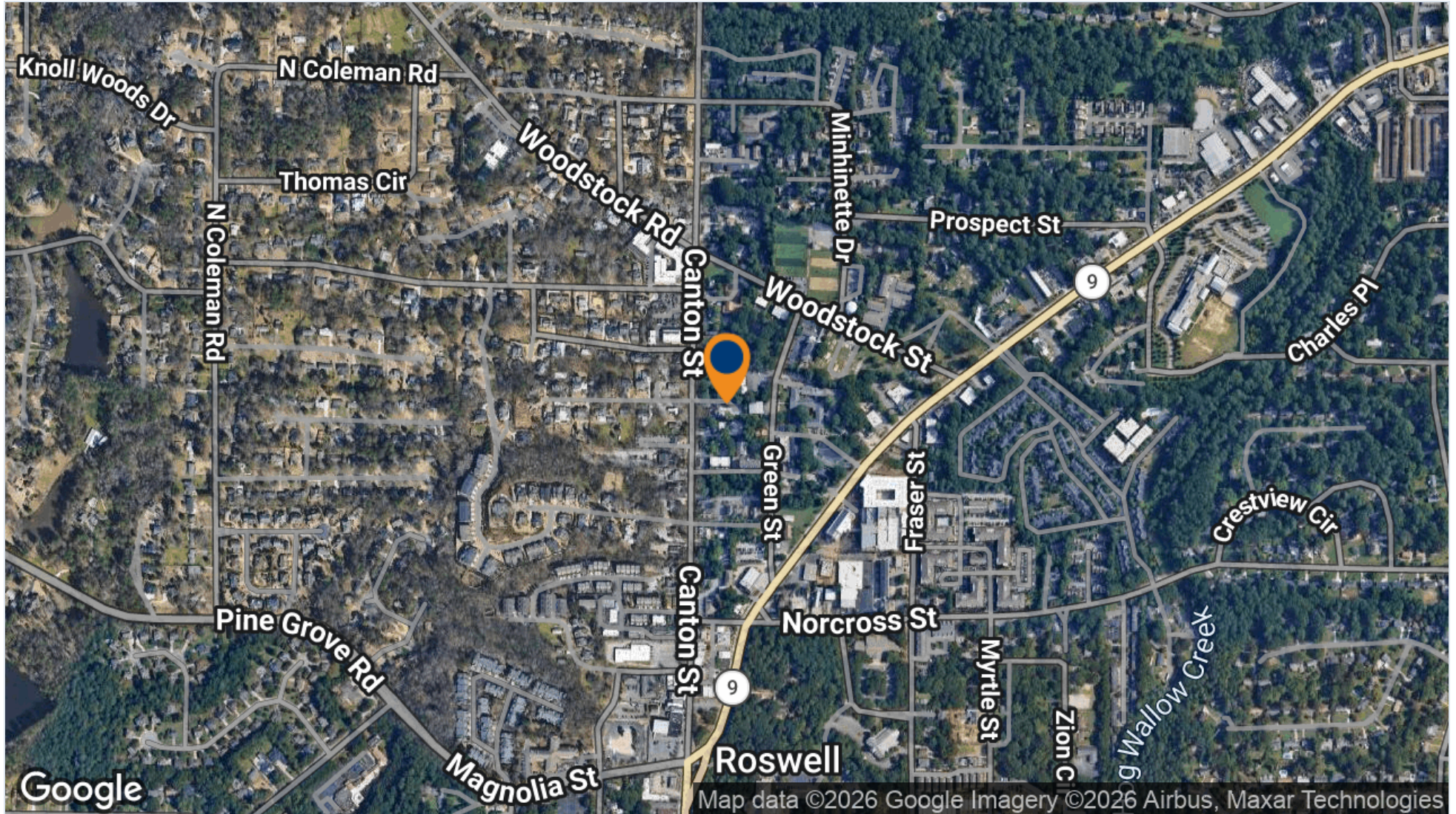
Survey



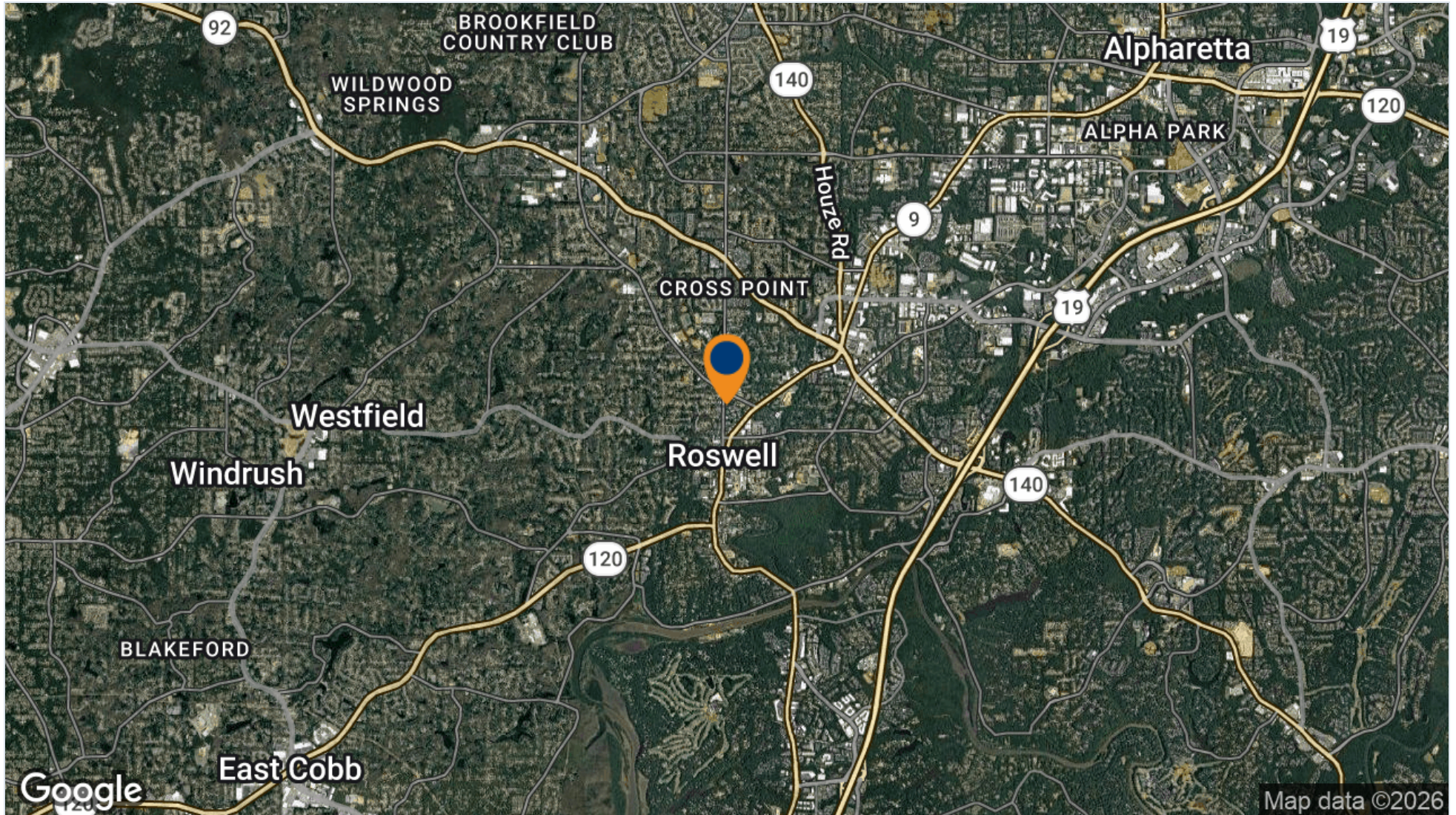
Parcel Map



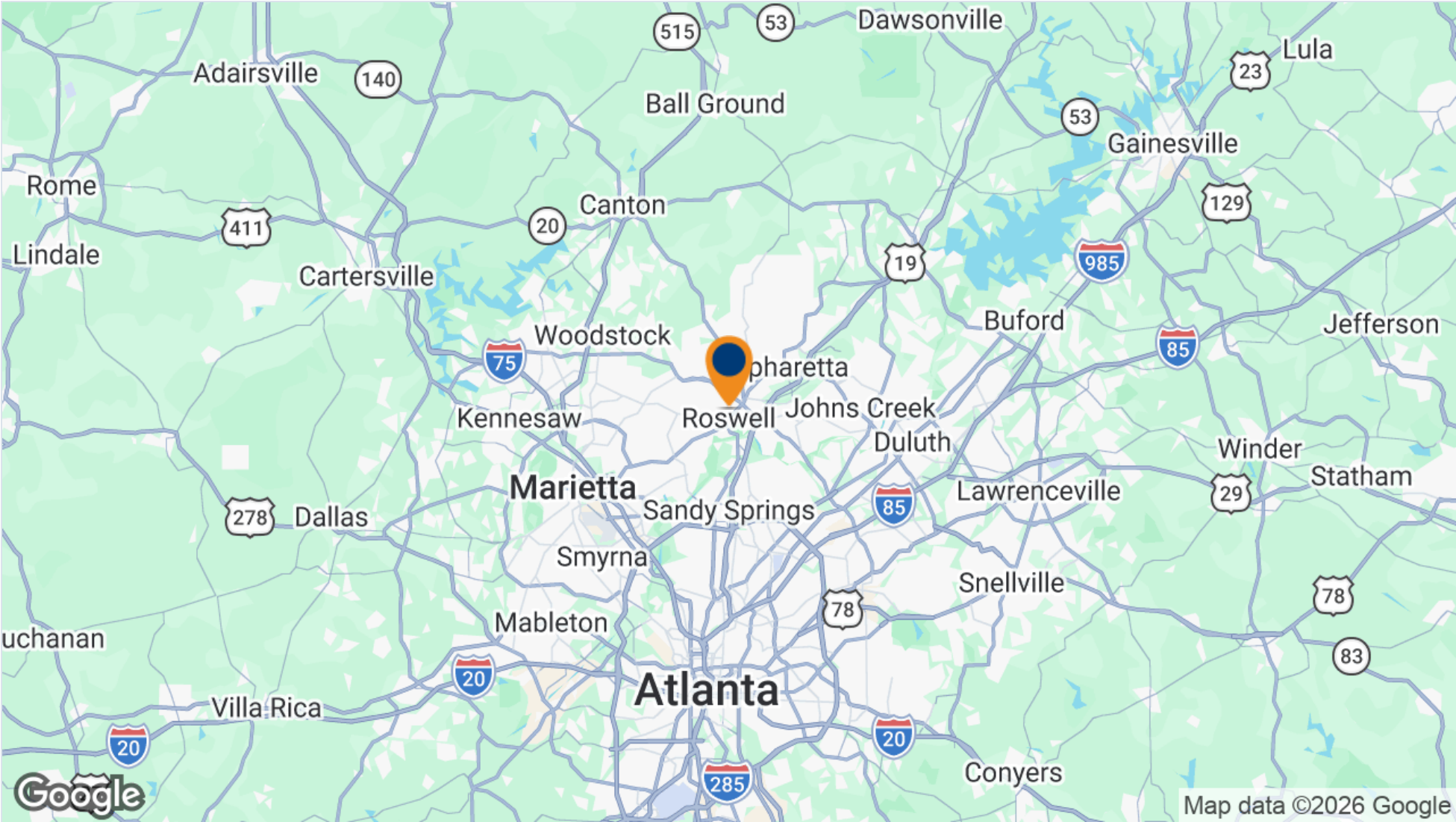
Aerial Map



Aerial Map

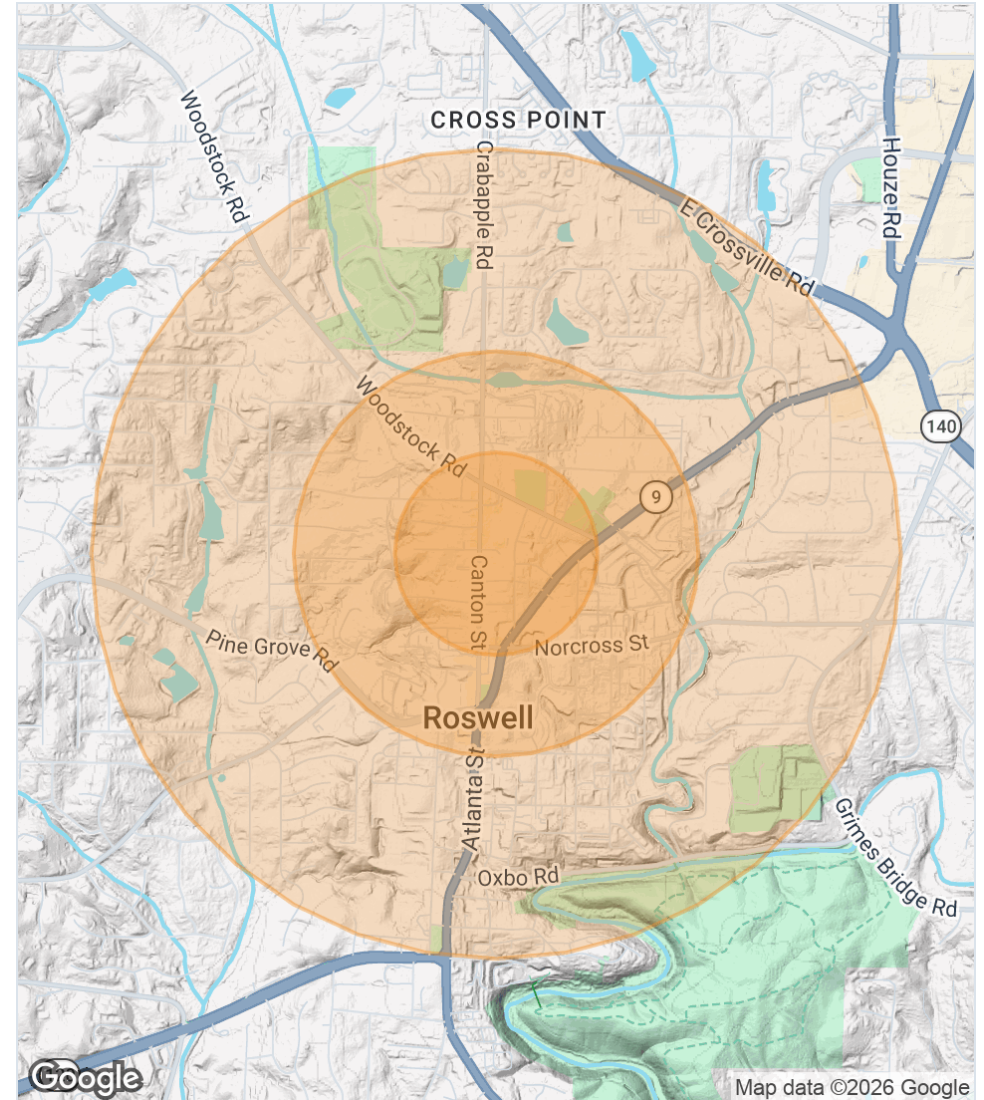


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	3,335	80,015	199,374
2030 Population	3,516	82,418	206,830
5 Year Projected	3,745	86,913	220,455
Households			
2025 Population	1,281	31,017	72,818
2030 Population	1,352	32,017	75,623
5 Year Projected	1,444	33,803	80,634
Income			
2025 Average Household Income	\$146,317	\$187,105	\$189,822
5 Year Projected (2030)	\$184,932	\$238,053	\$241,946



Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

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TENANT REPRESENTATION



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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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