



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Roswell | 6,407 ± SF | Road Frontage | E. CROSSVILLE RD

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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Suite #100
Atlanta, GA 30328

FOR SALE

**381 E Crossville Rd.
Roswell, GA 30075**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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Roswell | East Crossville Road

EXECUTIVE SUMMARY

THE PROPERTY

381 E Crossville Rd.
Roswell, GA 30075

PROPERTY SPECIFICATIONS

Property Type:	Office / Retail
Building Size:	6,407 ± SF
Land:	0.78 ± Acres
Number of Stories:	2
Year Built / Expanded	1973 / 2019



PRICE

Sale Price \$1,200,000 USD

INVESTMENT HIGHLIGHTS

- Visibility from E. Crossville Road
- Opportunity for a professional business wanting to acquire property directly off of East Crossville Road, Roswell
- Originally built in 1973, expanded in 2019
- Roof installed during the expansion in 2019
- All HVAC units installed in 2019 during expansion
- 12 striped parking spaces
- Equipped with an elevator

PROPERTY TAXES

- Property Tax (Year 2023):
 - Fulton County: \$4,148.10
 - City of Roswell: \$839.21

LOCATION HIGHLIGHTS

- 0.5 ± miles west of the intersection of E Crossville Road (92) and Alpharetta Hwy (9), and Holcomb Bridge Road (140) in Roswell
- 0.2 ± miles west of the intersection of E Crossville Road (92) and Mansell Road
- Two (2) miles west GA 400 (Exit 7B / Holcomb Bridge Road)
- Easy access to key corridors in Roswell, including GA 400



Roswell | East Crossville Road

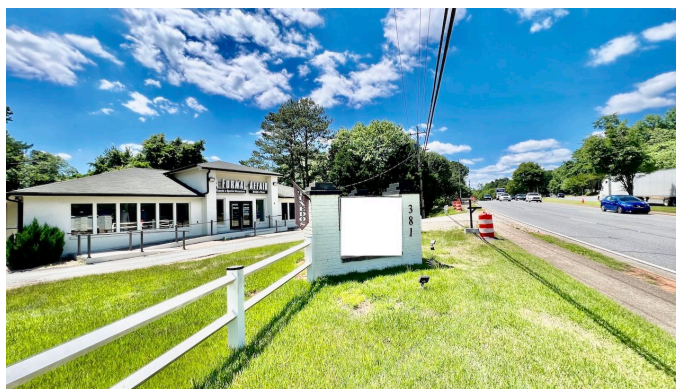
PROPERTY PHOTOS





Roswell | East Crossville Road

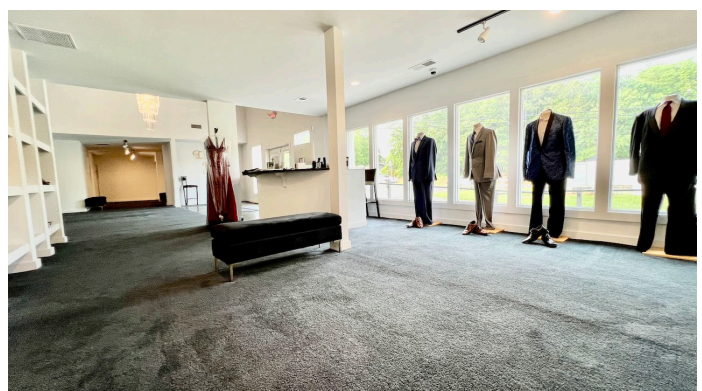
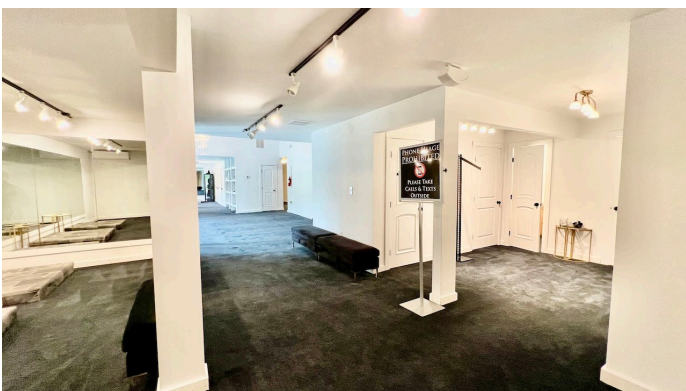
PROPERTY PHOTOS





Roswell | East Crossville Road

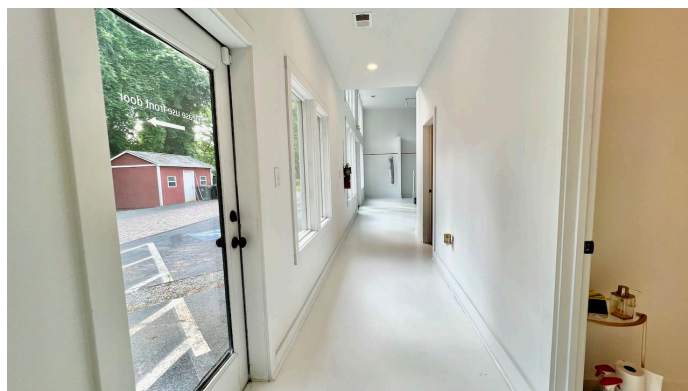
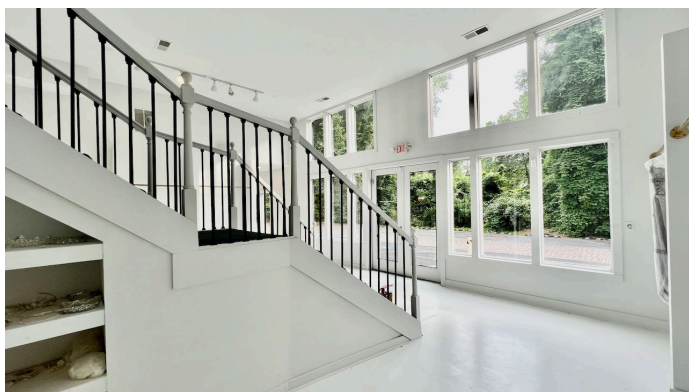
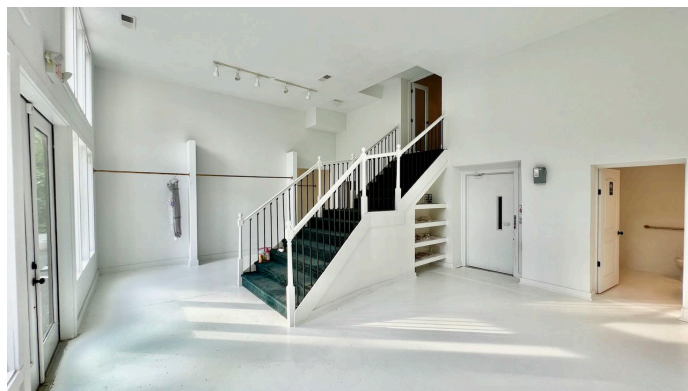
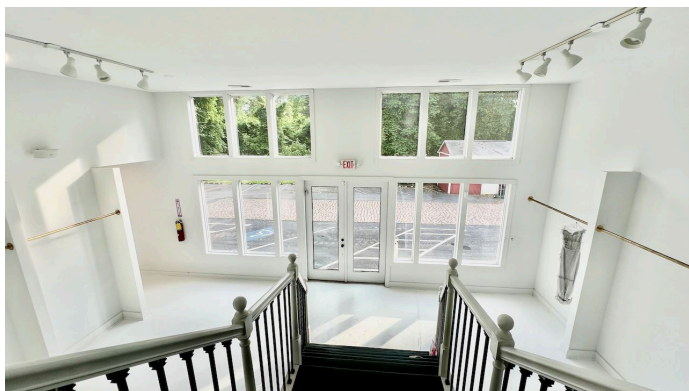
PROPERTY PHOTOS | MAIN LEVEL





Roswell | East Crossville Road

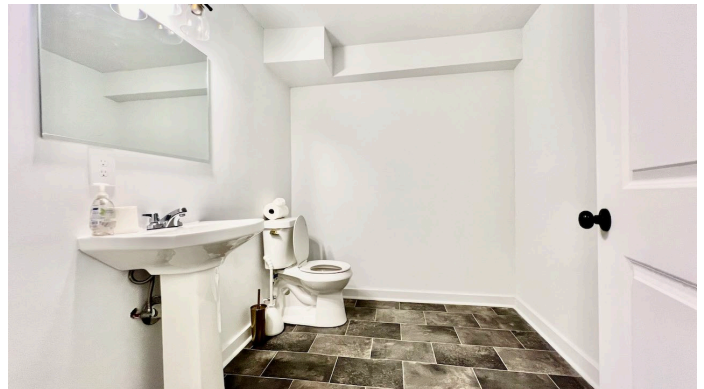
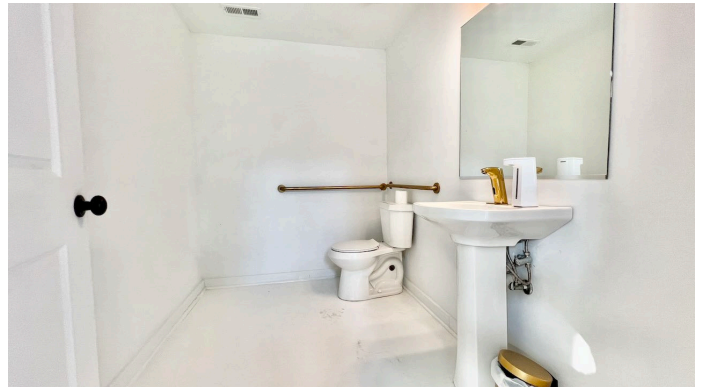
PROPERTY PHOTOS | LOWER LEVEL





Roswell | East Crossville Road

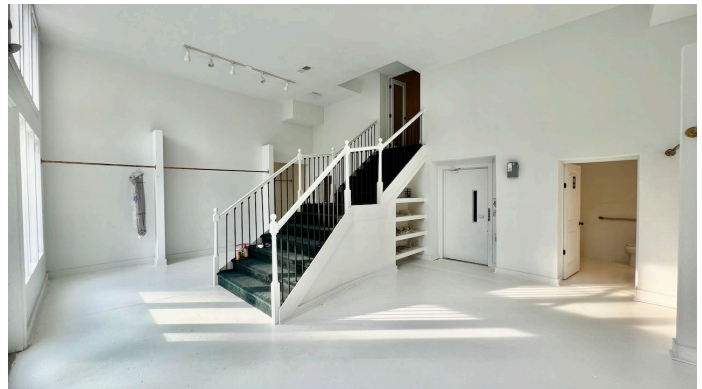
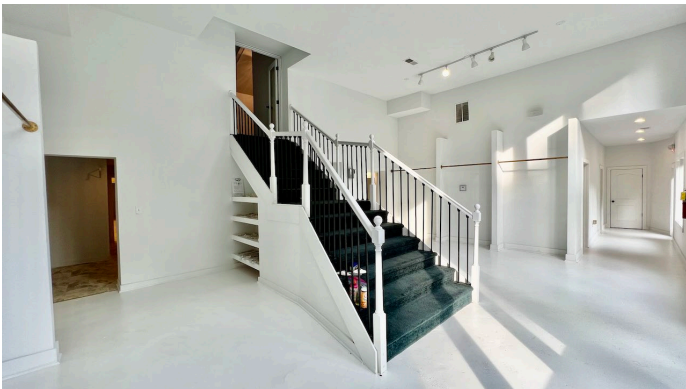
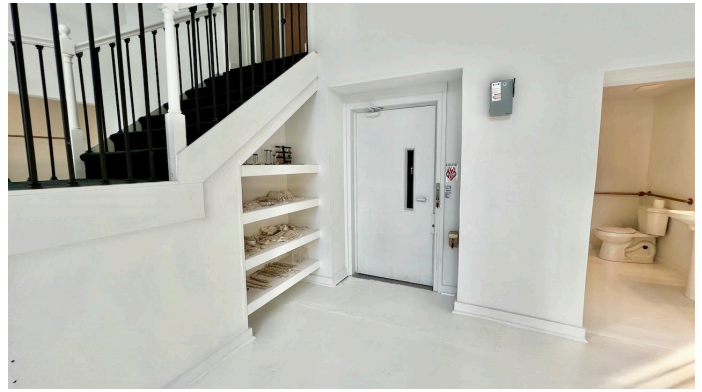
PROPERTY PHOTOS | LOWER LEVEL





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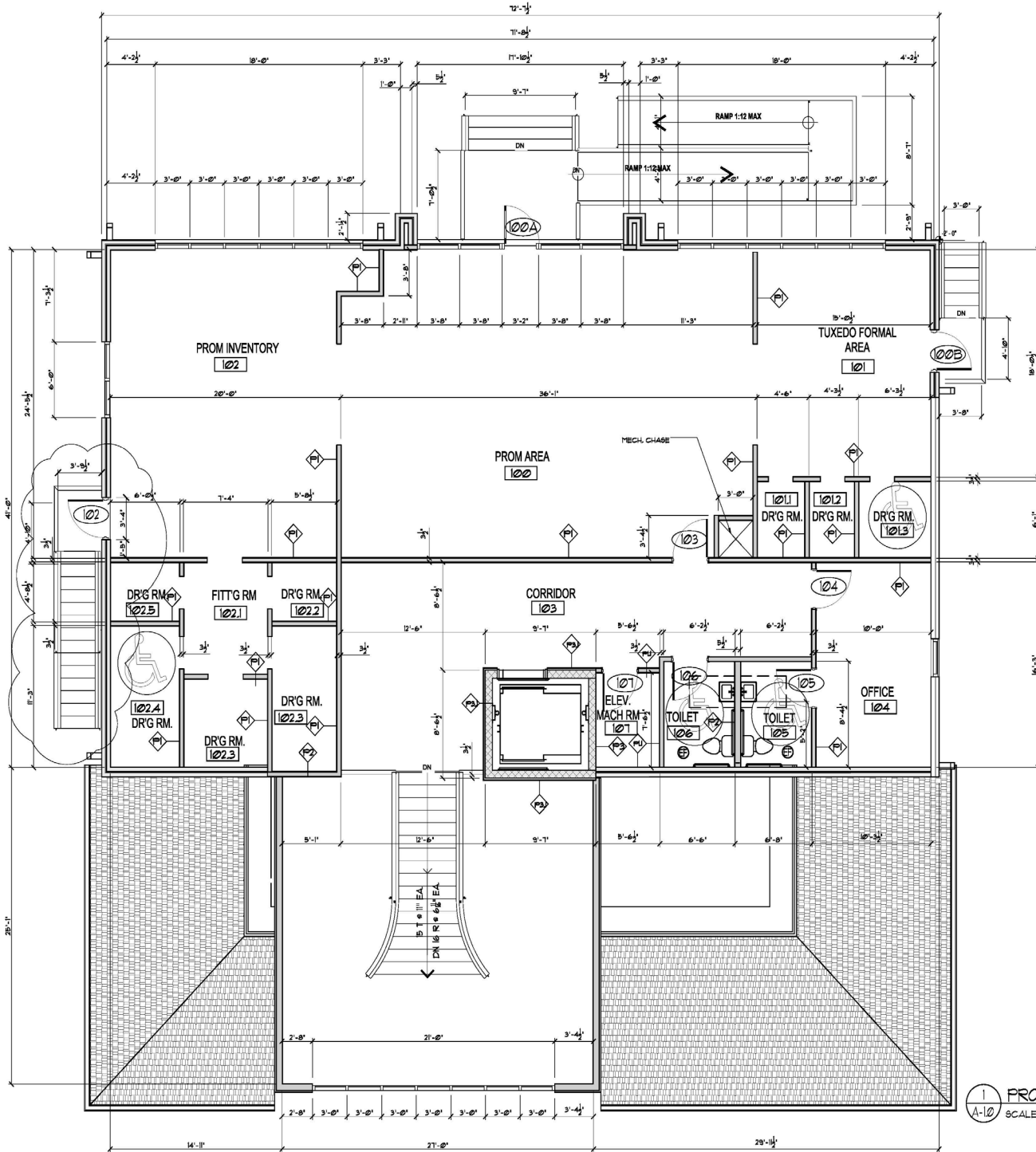
PROPERTY PHOTOS | LOWER LEVEL





Roswell | East Crossville Road

FLOOR PLAN – MAIN LEVEL



1 PROPOSED FLOOR PLAN
A-10 SCALE: 1/4" = 1'-0"

Released for Construction

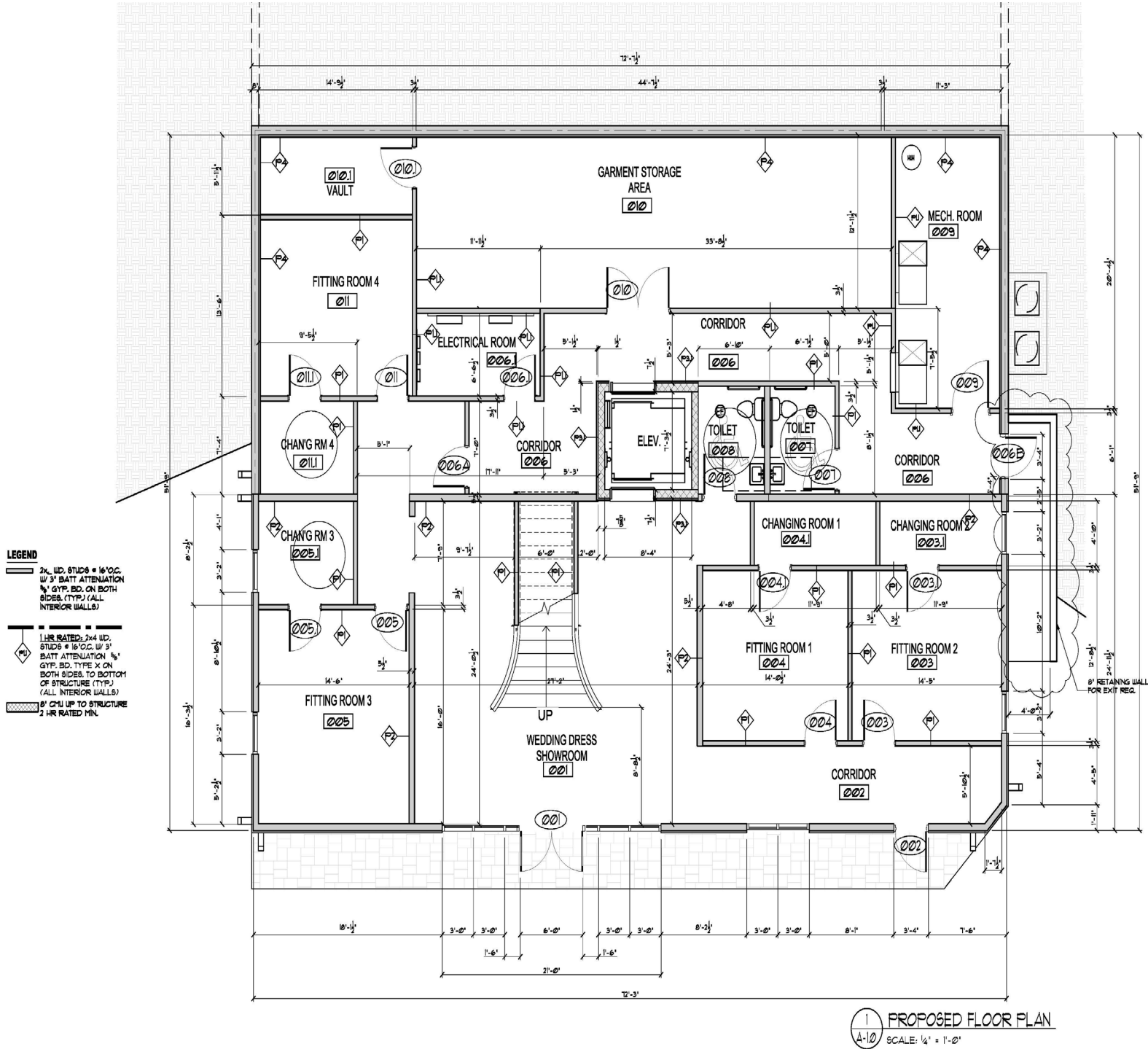
The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



Roswell | East Crossville Road

FLOOR PLAN – LOWER LEVEL



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Roswell | East Crossville Road

SURVEY

TOTAL AREA

0.80 AC.

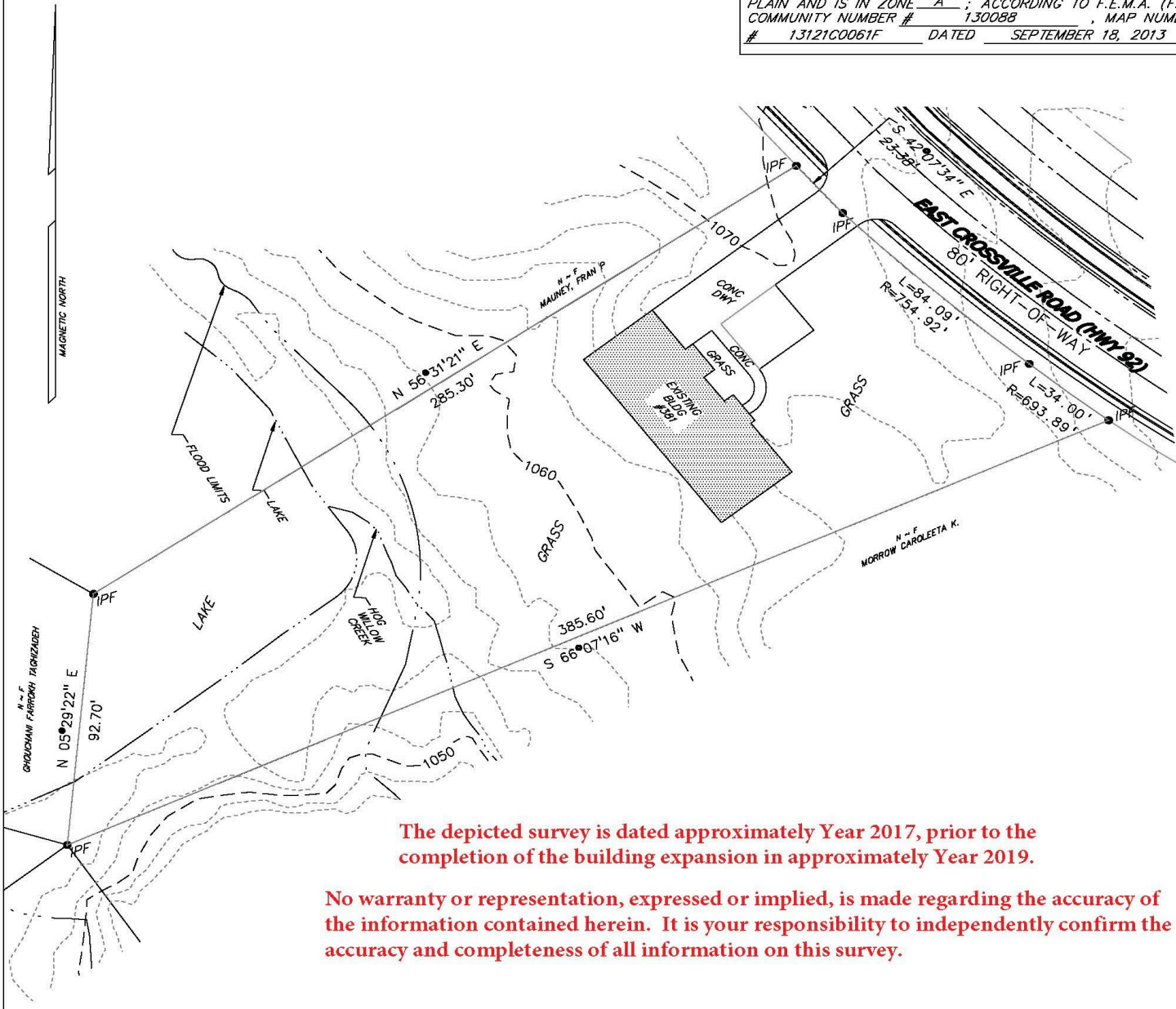
34,691 sq ft

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/10,000+. MATTERS OF TITLE ARE EXCEPTED.



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE A; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130088, MAP NUMBER # 13121C0061F DATED SEPTEMBER 18, 2013.



The depicted survey is dated approximately Year 2017, prior to the completion of the building expansion in approximately Year 2019.

No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.

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Plotted on: Sep 11, 2017 - 4:16pm
LE_RDD.dwg 170801_09222017.dwg



Roswell | East Crossville Road

MAPS & AERIALS





Roswell | East Crossville Road

AERIALS & TAX PARCEL MAPS

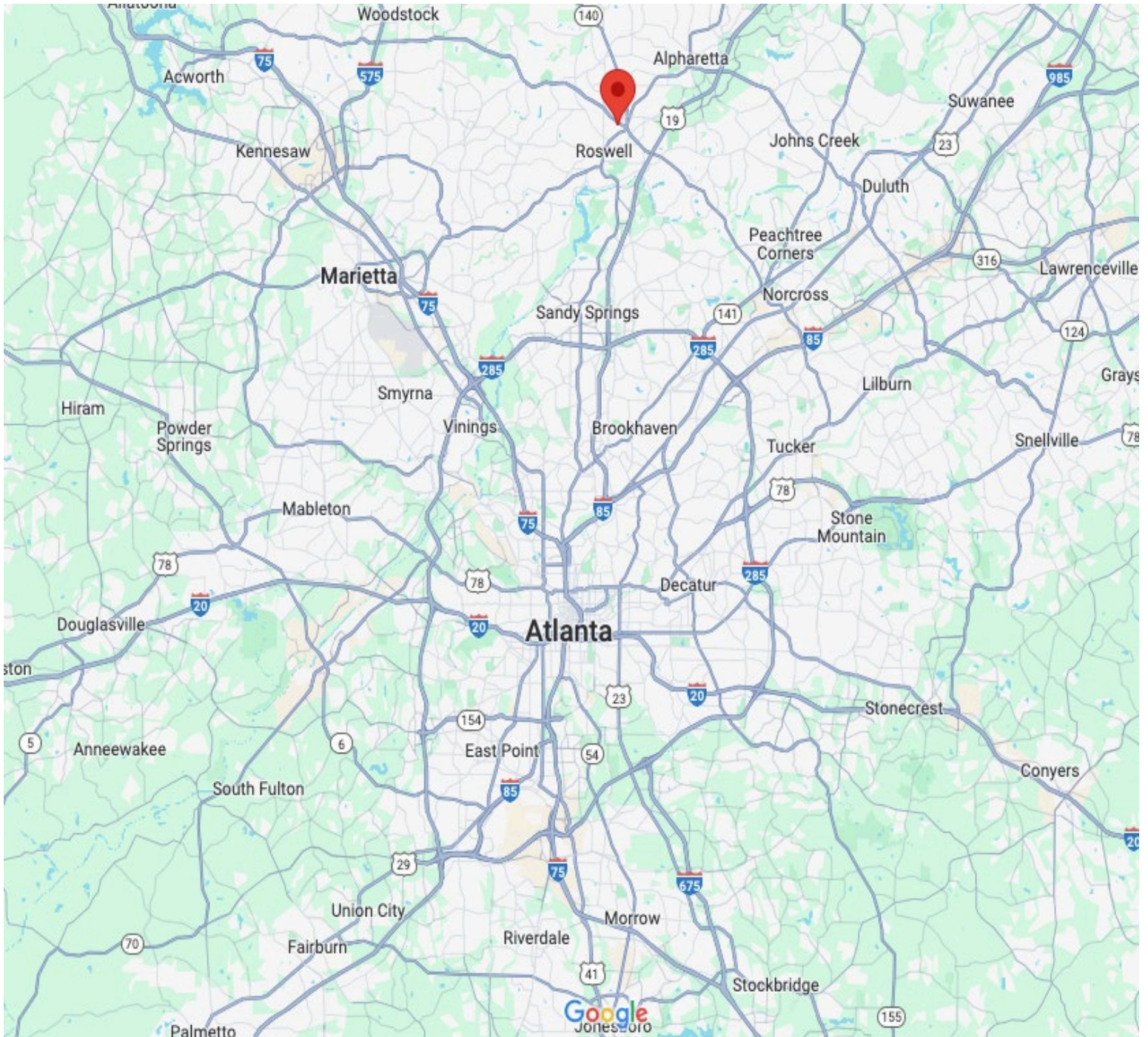


The aerial photos on this page are from before the building expansion. The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



Roswell | East Crossville Road

MAPS & AERIALS





Roswell | East Crossville Road

DEMOGRAPHICS

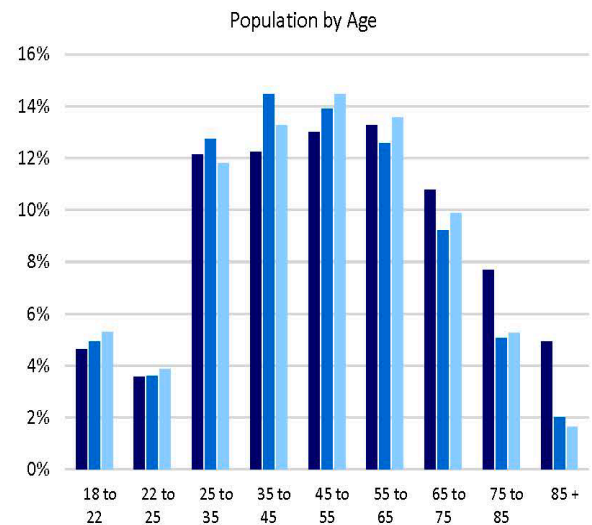
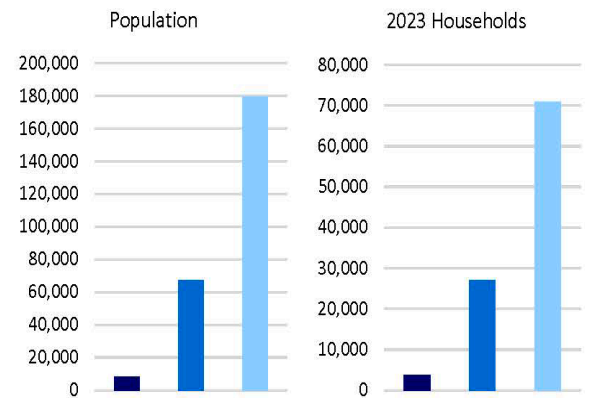
Demographics around 381 E Crossville Rd, Roswell, Georgia 30075, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	8,373	---	67,094	---	179,298	---
2028 Projected Population	8,279	---	66,384	---	179,769	---
Pop Growth (%)	-1.1%	---	-1.1%	---	0.3%	---
2023 Households	3,684	---	27,079	---	70,847	---
2028 Projected Households	3,641	---	26,792	---	70,982	---
HH Growth (%)	-1.2%	---	-1.1%	---	0.2%	---
Census Year						
2000 Population	7,136	---	58,012	---	148,940	---
2010 Population	8,400	---	67,297	---	178,898	---
Pop Growth (%)	17.7%	---	16.0%	---	20.1%	---
2000 Households	2,880	---	22,277	---	57,403	---
2010 Households	3,692	---	27,157	---	70,722	---
HH Growth (%)	28.2%	---	21.9%	---	23.2%	---
Total Population by Age						
Average Age (2023)	44.4		40.2		40.7	
Children (2023)						
0 - 4 Years	404		3,711		9,239	
5 - 9 Years	378		4,009		9,938	
10-13 Years	332		3,252		8,705	
14-17 Years	371		3,401		9,639	
Adults (2023)						
18 to 22	388	4.6%	3,319	4.9%	9,529	5.3%
22 to 25	299	3.6%	2,427	3.6%	6,939	3.9%
25 to 35	1,017	12.1%	8,542	12.7%	21,169	11.8%
35 to 45	1,025	12.2%	9,704	14.5%	23,768	13.3%
45 to 55	1,088	13.0%	9,335	13.9%	25,963	14.5%
55 to 65	1,110	13.3%	8,445	12.6%	24,318	13.6%
65 to 75	902	10.8%	6,180	9.2%	17,698	9.9%
75 to 85	645	7.7%	3,410	5.1%	9,422	5.3%
85 +	414	4.9%	1,359	2.0%	2,973	1.7%



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Roswell | East Crossville Road

DEMOGRAPHICS

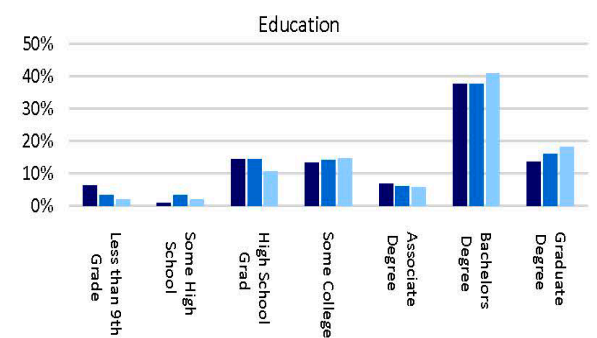
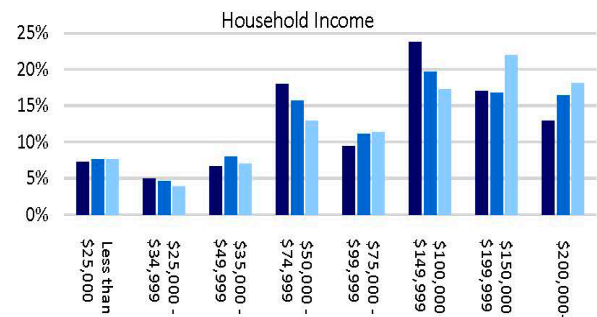
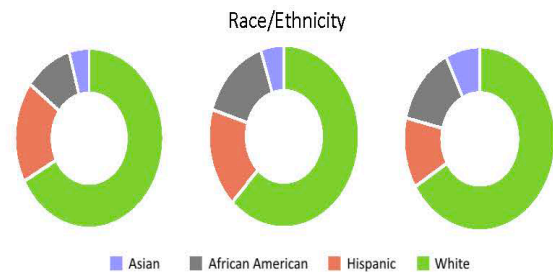
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Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	5,421	64.7%	39,310	58.6%	112,227	62.6%
Hispanic	1,476	17.6%	11,227	16.7%	21,013	11.7%
Black	836	10.0%	9,629	14.4%	23,680	13.2%
Asian	354	4.2%	3,176	4.7%	12,434	6.9%
Language at Home (2023)						
Spanish	935	11.7%	7,734	12.2%	13,762	8.1%
Asian Language	135	1.7%	1,233	1.9%	5,661	3.3%
Ancestry (2023)						
American Indian (ancestry)	3	0.0%	75	0.1%	183	0.1%
Hawaiian (ancestry)	4	0.0%	36	0.1%	67	0.0%
Household Income (2023)						
Per Capita Income	\$63,897	---	\$57,146	---	\$64,712	---
Average HH Income	\$145,230	---	\$141,591	---	\$163,771	---
Median HH Income	\$105,981	---	\$107,555	---	\$120,508	---
Less than \$25,000	266	7.2%	2,075	7.7%	5,371	7.6%
\$25,000 - \$34,999	185	5.0%	1,253	4.6%	2,718	3.8%
\$35,000 - \$49,999	245	6.7%	2,154	8.0%	4,989	7.0%
\$50,000 - \$74,999	661	18.0%	4,246	15.7%	9,119	12.9%
\$75,000 - \$99,999	348	9.4%	3,015	11.1%	8,023	11.3%
\$100,000 - \$149,999	874	23.7%	5,337	19.7%	12,253	17.3%
\$150,000 - \$199,999	626	17.0%	4,552	16.8%	15,573	22.0%
\$200,000+	478	13.0%	4,448	16.4%	12,803	18.1%
Education (2023)						
Less than 9th Grade	383	6.2%	1,522	3.2%	2,553	2.0%
Some High School	61	1.0%	1,517	3.2%	2,483	2.0%
High School Grad	887	14.3%	6,713	14.3%	13,445	10.7%
Some College	821	13.2%	6,619	14.1%	18,225	14.5%
Associate Degree	418	6.7%	2,846	6.1%	7,174	5.7%
Bachelors Degree	2,339	37.7%	17,655	37.6%	51,205	40.9%
Graduate Degree	841	13.6%	7,468	15.9%	22,666	18.1%



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Roswell | East Crossville Road

DEMOGRAPHICS

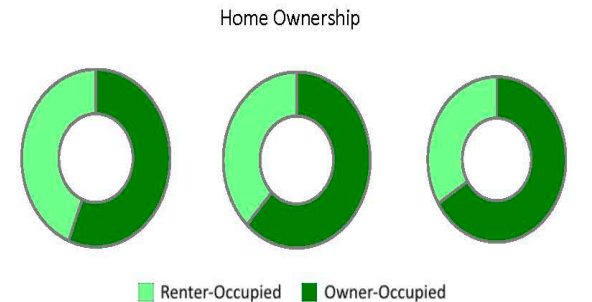
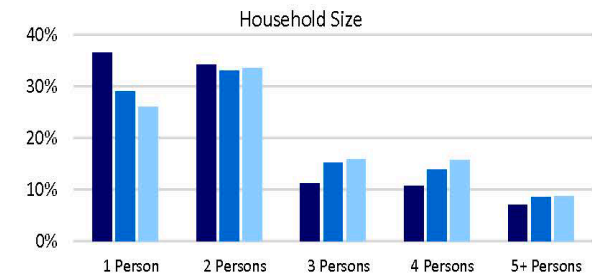
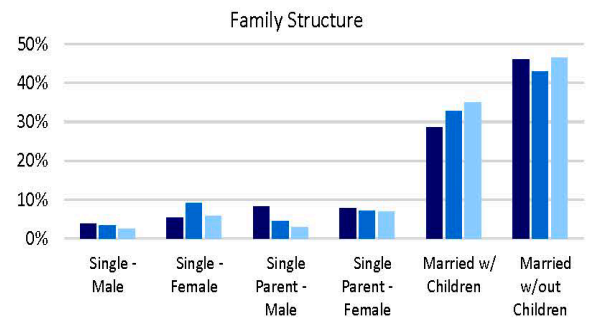
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Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2023)	2,089		16,945		47,454	
Single - Male	82	3.9%	583	3.4%	1,227	2.6%
Single - Female	111	5.3%	1,548	9.1%	2,769	5.8%
Single Parent - Male	173	8.3%	771	4.6%	1,432	3.0%
Single Parent - Female	164	7.9%	1,208	7.1%	3,324	7.0%
Married w/ Children	596	28.5%	5,564	32.8%	16,596	35.0%
Married w/out Children	964	46.1%	7,271	42.9%	22,106	46.6%
Household Size (2023)						
1 Person	1,348	36.6%	7,893	29.1%	18,514	26.1%
2 Persons	1,262	34.3%	8,973	33.1%	23,799	33.6%
3 Persons	415	11.3%	4,130	15.3%	11,204	15.8%
4 Persons	396	10.8%	3,766	13.9%	11,154	15.7%
5+ Persons	262	7.1%	2,317	8.6%	6,176	8.7%
Home Ownership (2023)	3,684		27,079		70,847	
Owners	2,062	56.0%	16,748	61.8%	46,790	66.0%
Renters	1,622	44.0%	10,331	38.2%	24,057	34.0%
Components of Change (2023)						
Births	82	1.0%	720	1.1%	1,896	1.1%
Deaths	112	1.3%	599	0.9%	1,604	0.9%
Migration	-17	-0.2%	-254	-0.4%	24	0.0%
Unemployment Rate (2023)	1.8%		2.7%		2.6%	
Employment, Pop 16+ (2023)	7,093		54,399		146,683	
Armed Services	6	0.1%	22	0.0%	168	0.1%
Civilian	4,558	64.3%	37,904	69.7%	102,687	70.0%
Employed	4,473	63.1%	36,822	67.7%	100,001	68.2%
Unemployed	85	1.2%	1,081	2.0%	2,687	1.8%
Not in Labor Force	2,535	35.7%	16,496	30.3%	43,996	30.0%
Businesses						
Establishments	974	---	4,496	---	8,837	---
Employees (FTEs)	6,589	---	38,126	---	83,536	---



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CONTACT INFORMATION

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