

# 1095 Old Roswell Rd

Roswell, GA 30076



FOR SALE

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BellStreet

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# property information

# For Sale

1095 Old Roswell Rd Roswell, GA 30076



## Property Description

Premier Investment or Owner-Occupant Opportunity in Roswell, GA:

**Investor's Dream:** Seize the moment! The current tenant roster is largely month-to-month with rents significantly below market rates. This provides an immediate, clear path to maximizing returns through lease restructuring and realizing substantial upside potential.

**Owner-Occupant Advantage:** Secure your future business home. The existing month-to-month tenancy structure offers the flexibility to occupy all or a portion of the building quickly, allowing you to establish your business in a premier location while retaining income from other tenants.

**Exceptional Accessibility:** Minutes from GA-400 (Exit 8/Mansell Rd) and Holcomb Bridge Road, ensuring easy access for clients and staff from the entire North Atlanta area.

**Prime North Fulton Address:** Situated directly in the heart of the Alpharetta/Roswell commercial corridor.

**Walkable Convenience:** Surrounded by premier amenities, including abundant dining, retail centers, banks, and the Avalon mixed-use development, all within a short drive.

## Property Highlights

- Prime Roswell Location: Highly sought-after North Fulton commercial corridor.
- Exceptional Access: Minutes from GA-400 (Exit 8) and Holcomb Bridge Rd.
- Amenity Rich Area: Surrounded by top retail, dining, and near Avalon.
- Investor Upside: Current rents are significantly below market with month-to-month tenants.

## Offering Summary

Sale Price:	\$2,550,000
Building Size & Price Per SF:	Approx. 17,610 SF Approx. \$145/SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	4,845	14,388	30,629
Total Population	15,038	37,787	75,465
Average HH Income	\$83,063	\$105,800	\$111,950



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1095 Old Roswell Rd Roswell, GA 30076



### Property Description

Premier Investment or Owner-Occupant Opportunity in Roswell, GA:

Unlock the potential of this exceptional commercial property strategically located in highly sought-after Roswell, GA. This asset offers immediate value and flexibility for both end-users and investors.

Unbeatable Location & Amenities:

Prime North Fulton Address: Situated directly in the heart of the Alpharetta/Roswell commercial corridor.

Exceptional Accessibility: Minutes from GA-400 (Exit 8/Mansell Rd) and Holcomb Bridge Road, ensuring easy access for clients and staff from the entire North Atlanta area.

Walkable Convenience: Surrounded by premier amenities, including abundant dining, retail centers, banks, and the Avalon mixed-use development, all within a short drive.

Investor's Dream: Seize the moment! The current tenant roster is largely month-to-month with rents significantly below market rates. This provides an immediate, clear path to maximizing returns through lease restructuring and realizing substantial upside potential.

Owner-Occupant Advantage: Secure your future business home. The existing month-to-month tenancy structure offers the flexibility to occupy all or a portion of the building quickly, allowing you to establish your business in a premier location while retaining income from other tenants.

Don't miss this rare chance to acquire a versatile asset in a top-tier market. Contact us today to discuss the financials and secure this opportunity.

### Location Description

1095 Old Roswell Rd, perfectly positioned in the heart of the desirable Roswell/Alpharetta commercial corridor.

This asset offers unmatched convenience, sitting minutes from GA-400 (Exit 8) and surrounded by every amenity imaginable—from high-end dining and retail to the renowned Avalon development. The superb location makes it an ideal fit for either a future owner-occupant establishing roots or an investor looking to capitalize on below-market rents and the guaranteed long-term value of a prime North Fulton address.



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### Property Highlights

- **Prime Roswell Location:** Highly sought-after North Fulton commercial corridor.
- **Exceptional Access:** Minutes from GA-400 (Exit 8) and Holcomb Bridge Rd.
- **Amenity Rich Area:** Surrounded by top retail, dining, and near Avalon.
- **Investor Upside:** Current rents are significantly below market with month-to-month tenants.
- **Owner-Occupant Ready:** Flexible tenant structure allows for quick occupancy.
- **Immediate Value Add:** Clear path to substantial revenue increase via lease restructuring.
- **Exceptional Accessibility:** Minutes from GA-400 (Exit 8/Mansell Rd) and Holcomb Bridge Road, ensuring easy access for clients and staff from the entire North Atlanta area
- **Massive Value-Add Potential:** Current rents are significantly below market, providing a clear, immediate opportunity for major revenue increase.
- **Flexible Lease Roll:** Tenants are largely month-to-month, giving an investor maximum control over future lease terms and rate adjustments.
- **Income Generating Asset:** Acquire a property with cash flow already in place, mitigating initial carrying costs.



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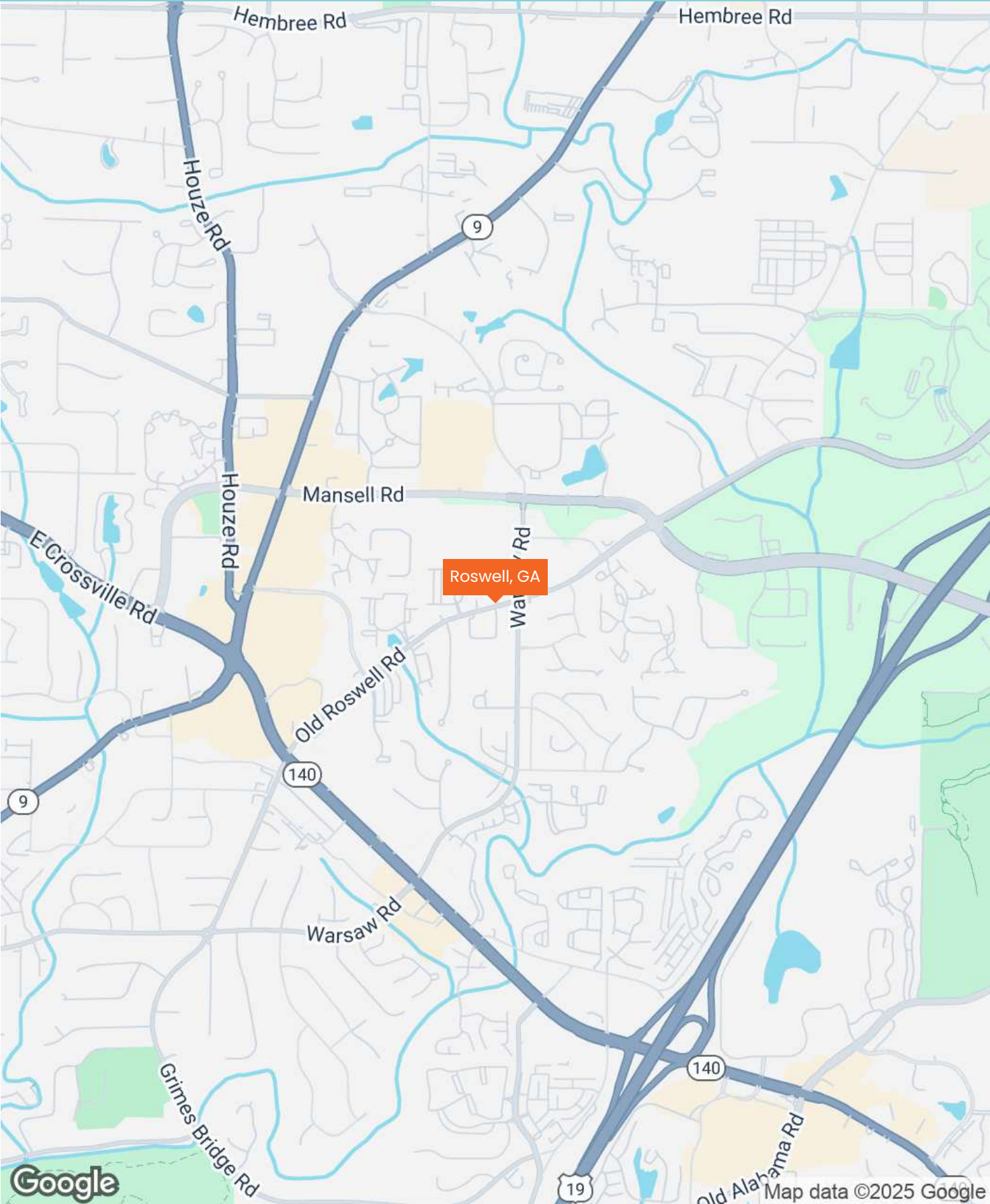


# location information



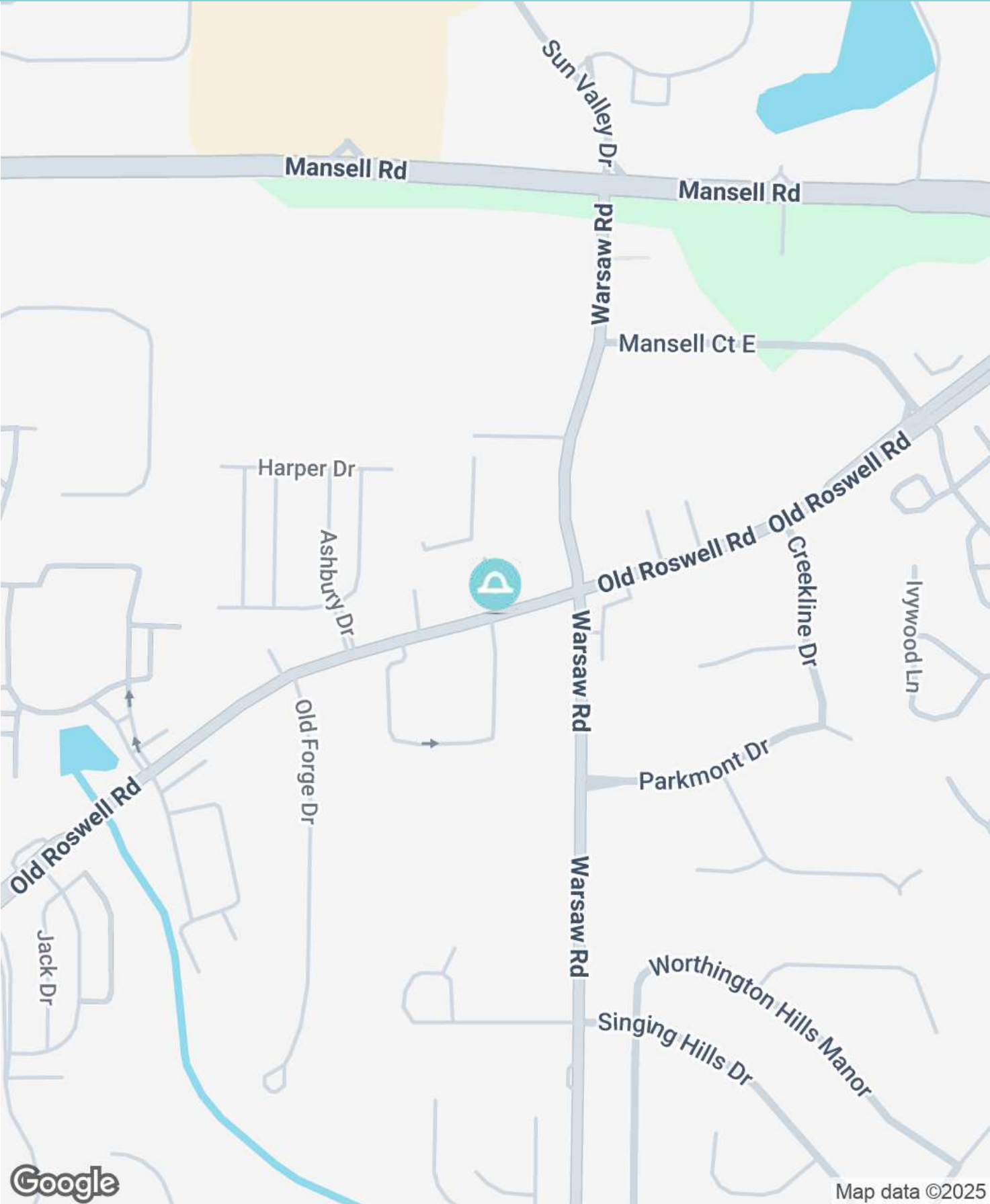
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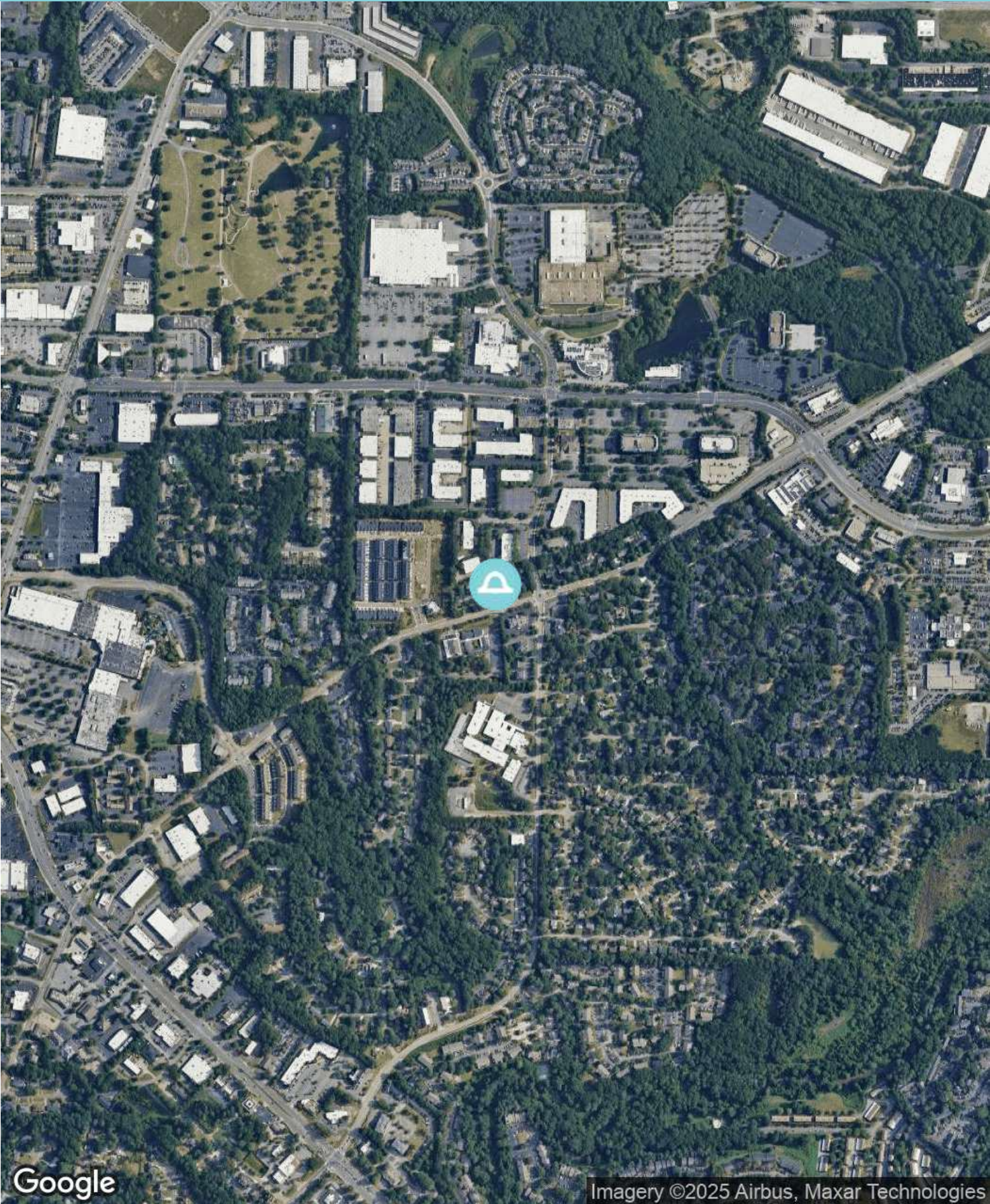
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Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
A	Roswell Locksmith	2,115 SF	\$6.24	\$13,200	Month-to-Month	Month-to-Month
B	Energy Recruiters	2,115 SF	\$11.35	\$24,000	Month-to-Month	Month-to-Month
C	GA Skyline Bank	3,345 SF	\$11.01	\$36,840	4/30/2025	4/30/2026 (Option to 4/30/27)
D-1	Dr. Gamba	1,350 SF	\$15.11	\$20,400	5/31/2025	5/31/2028
D-2	SEUS Development (Owner-Occupied)	1,995 SF	-	-	Leaseback or vacate	Month-to-Month
E (Vacant)	Vacant	3,345 SF	-	-	-	-
F	Modern Home Mortgage	3,345 SF	\$11.12	\$37,200	6/21/2023	5/31/2026 (Month-to-Month)
Totals		17,610 SF	\$54.83	\$131,640		
Averages		2,516 SF	\$10.97	\$26,328		

Approx. 9,570 SF can be made available at closing for an owner-occupier.



## For Sale

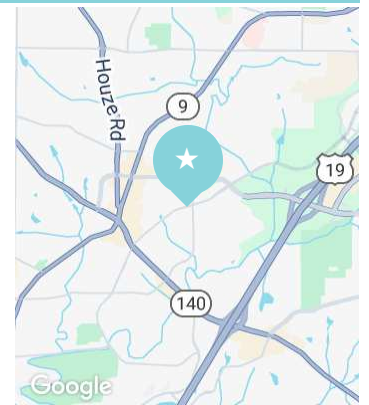
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### 1095 Old Roswell Rd

Roswell, GA 30076

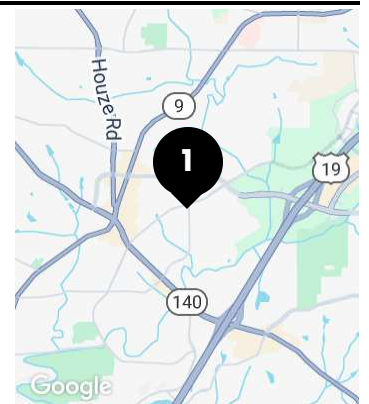
Price: \$2,550,000 Bldg Size: 17,610 SF  
Year Built: 1995



### 1025 Old Roswell Rd

Roswell, GA 30076

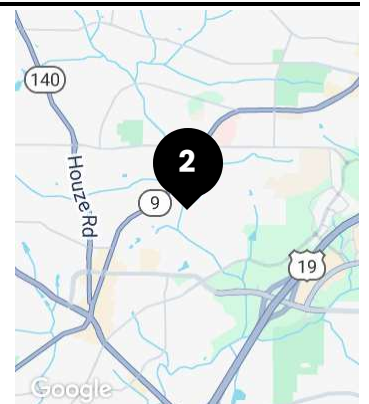
Price: \$2,800,000 Bldg Size: 11,904 SF



### 5090 Old Ellis Pt

Roswell, GA 30076

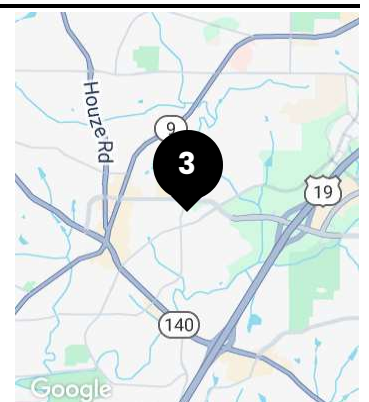
Price: \$1,600,000 Bldg Size: 7,380 SF



### 30 Mansell Ct E

Roswell, GA 30076

Price: \$3,671,100 Bldg Size: 28,480 SF



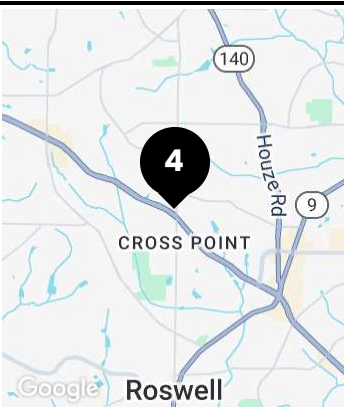
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**11040 Crabapple Rd**  
Roswell, GA 30075

Price: \$1,967,000    Bldg Size: 11,620 SF



**7905 Westside Pkwy**  
Alpharetta, GA 30009

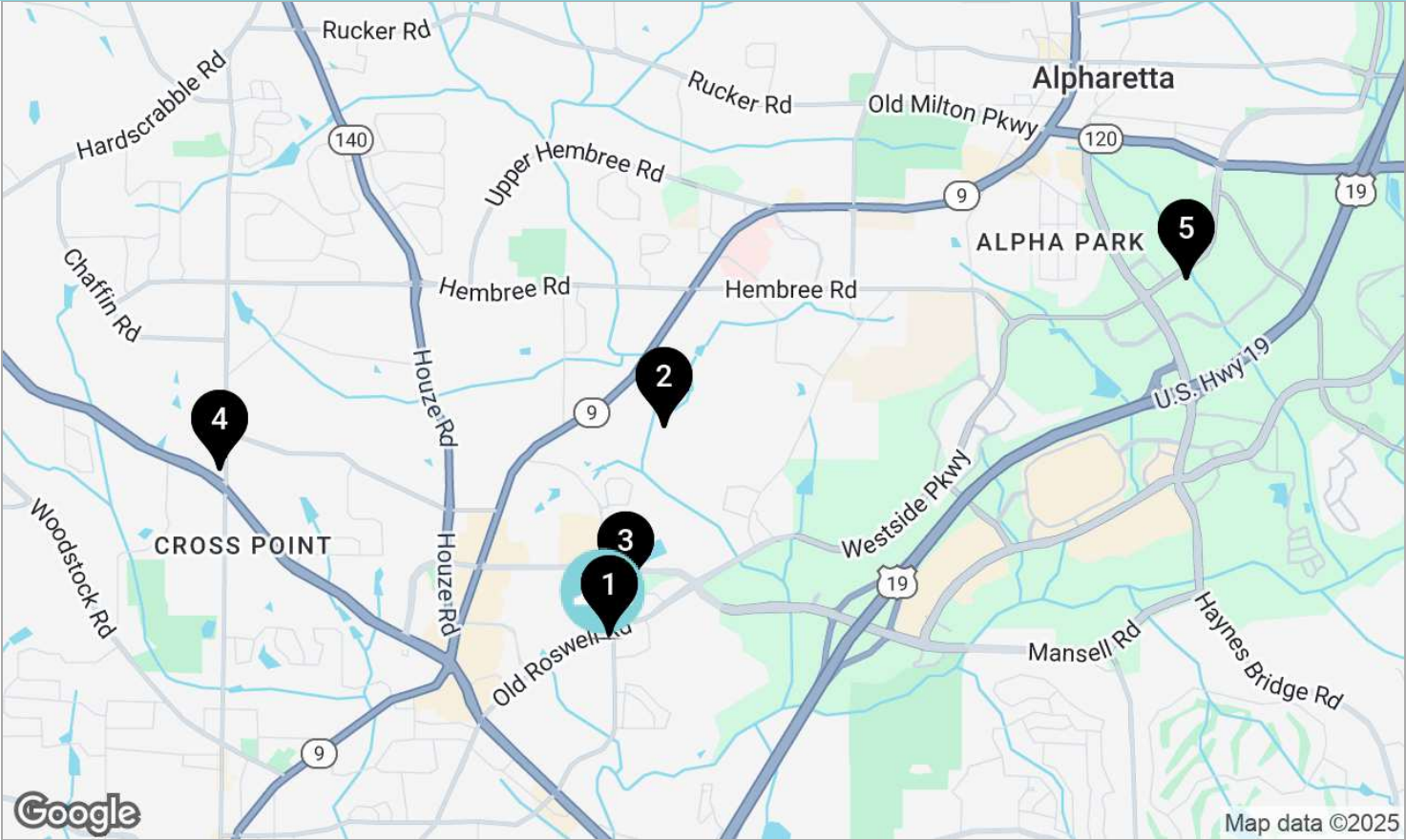
Price: \$5,000,000    Bldg Size: 20,000 SF





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	Name/Address	Price	Bldg Size	Price/SF
★	1095 Old Roswell Rd Roswell, GA	\$2,550,000	17,610 SF	\$144.80
1	1025 Old Roswell Rd Roswell, GA	\$2,800,000	11,904 SF	\$235.22
2	5090 Old Ellis Pt Roswell, GA	\$1,600,000	7,380 SF	\$216.80
3	30 Mansell Ct E Roswell, GA	\$3,671,100	28,480 SF	\$128.90
4	11040 Crabapple Rd Roswell, GA	\$1,967,000	11,620 SF	\$169.28
5	7905 Westside Pkwy Alpharetta, GA	\$5,000,000	20,000 SF	\$250.00
Averages		\$3,007,620	15,877 SF	\$200.04

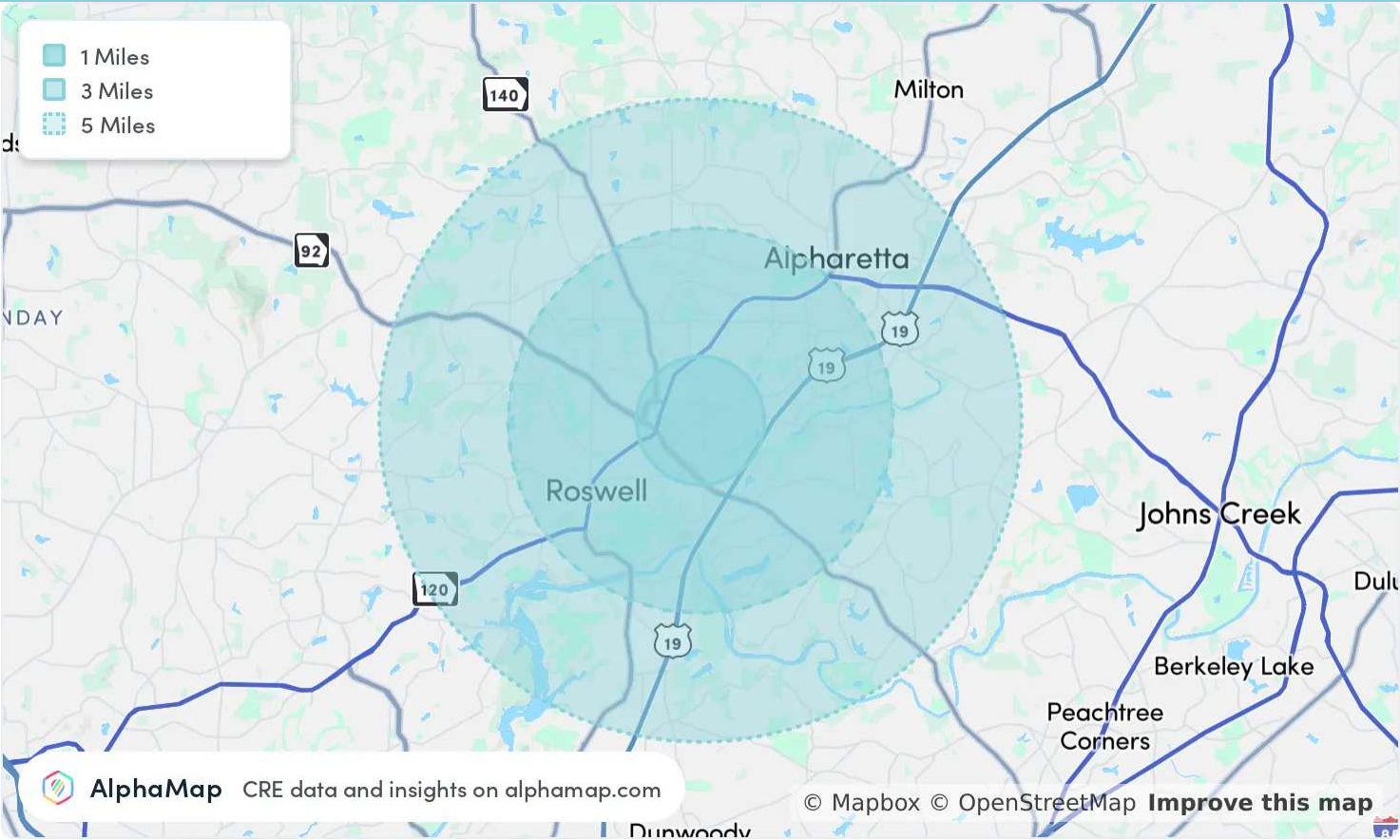


# demographics



For Sale

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Population	1 Mile	3 Miles	5 Miles
Total Population	11,532	72,866	179,695
Average Age	35	40	41
Average Age (Male)	35	39	40
Average Age (Female)	36	41	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	4,507	30,338	71,519
Persons per HH	2.6	2.4	2.5
Average HH Income	\$104,986	\$149,910	\$179,256
Average House Value	\$360,020	\$512,614	\$606,135
Per Capita Income	\$40,379	\$62,462	\$71,702

Map and demographics data derived from AlphaMap