

OFFERING MEMORANDUM

**FLOGA RESTAURANT – HISTORIC DOWNTOWN ROSWELL**

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



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# Executive Summary



Sale Price	\$2,049,000
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### Offering Summary

Building Size:	4,000 SF
Lot Size:	0.77 Acres
Base Rent:	\$176,580
CAP Rate:	8.62%
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.
- Floga Restaurant, a Mediterranean concept, is leasing the property through July 2030 with options to extend the lease.
- Freestanding restaurant building with a commercial kitchen, updated dining areas, and outdoor seating - with abundant parking front and rear.
- Originally leased in August 2020 with continuous restaurant use, most recently assigned to Floga in January 2025 from Uncle Jack's.
- Floga has spent considerable money upgrading the interior dining and bar areas, with upcoming improvements to the outside dining area.
- 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 property is currently leased to Floga Restaurant, a Mediterranean concept that assumed the existing lease in January 2025 through an assignment from the prior operator, Uncle Jack's. The space has continuously operated as a full-service restaurant since 2020 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.



# Floga Restaurant



# Exterior Photos



# Interior Photos



# Abundance of Parking



# Retailer Map



# Retailer Map



# Lease Abstract



## CUSTOM TEXT

Flóga offers a refined Euro-Mediterranean dining experience where culinary artistry is seamlessly paired with warm, attentive hospitality. Each dish is thoughtfully crafted to reflect the rich and diverse traditions of the region, while incorporating contemporary techniques that elevate both flavor and presentation. With a commitment to quality, authenticity, and innovation, Flóga creates an inviting and sophisticated atmosphere, delivering a truly distinctive and memorable experience for every guest.

## Tenant Overview

<b>Tenant:</b>	Flóga Restaurant (Gold Flame Group LLC)
<b>Square Feet:</b>	4,180 SF
<b>Lease Start Date:</b>	August 01, 2020
<b>Lease Expiration:</b>	July 31, 2030
<b>Annual Base Rent:</b>	\$176,580
<b>Website:</b>	<a href="https://dineatfloga.com/">https://dineatfloga.com/</a>

## Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/20-07/31/23	\$162,000	\$38.76
08/01/23-07/31/26	\$176,580	\$42.24
08/01/26-07/31/29	\$192,472	\$46.05
08/01/29-07/31/30	\$209,795	\$50.19

## 3 Options: 5 years

## CUSTOM TEXT

Tenant is responsible for maintenance and repairs shall extend to all aspects of the premises such as floors, interior wall, ceilings, lighting, HVAC units, utility systems, windows, equipment, landscaping, driveway, parking areas, plumbing and grease traps, excluding landlord's responsibility for repair and maintenance of the structural elements of the roof, foundation, and exterior walls.

Tenant pays additional rent each month for the property taxes and landlord's property insurance.

# Floga Restaurant – Overview

## FLOGA RESTAURANT

CRAFTED FOR CONNECTION



## About Floga Restaurant

At Flóga, culinary artistry is seamlessly paired with genuine, heartfelt hospitality. Inspired by the rich and diverse traditions of Euro-Mediterranean cuisine, each dish is a refined expression of flavor, heritage, and creativity. Our menus are meticulously curated to honor time-honored techniques while embracing contemporary innovation—delivering a dining experience that is both comfortingly familiar and distinctly modern.

We believe that food is a universal language—one that connects people, inspires meaningful conversation, and creates lasting memories. Whether you are joining us for a special celebration or an impromptu gathering with friends, every moment at Flóga is thoughtfully designed to feel warm, inviting, and memorable.

Our elegantly designed indoor and outdoor spaces offer an immersive ambiance, blending sophistication, comfort, and charm. A carefully curated musical backdrop enhances the atmosphere, setting the perfect tone for intimate conversations and vibrant social experiences.

At Flóga, we are forged from the flame and crafted for connection—a destination where tradition meets innovation, and every guest is welcomed with the warmth of family.

### Best known:

*Modern Euro-Mediterranean cuisine with warm hospitality.*

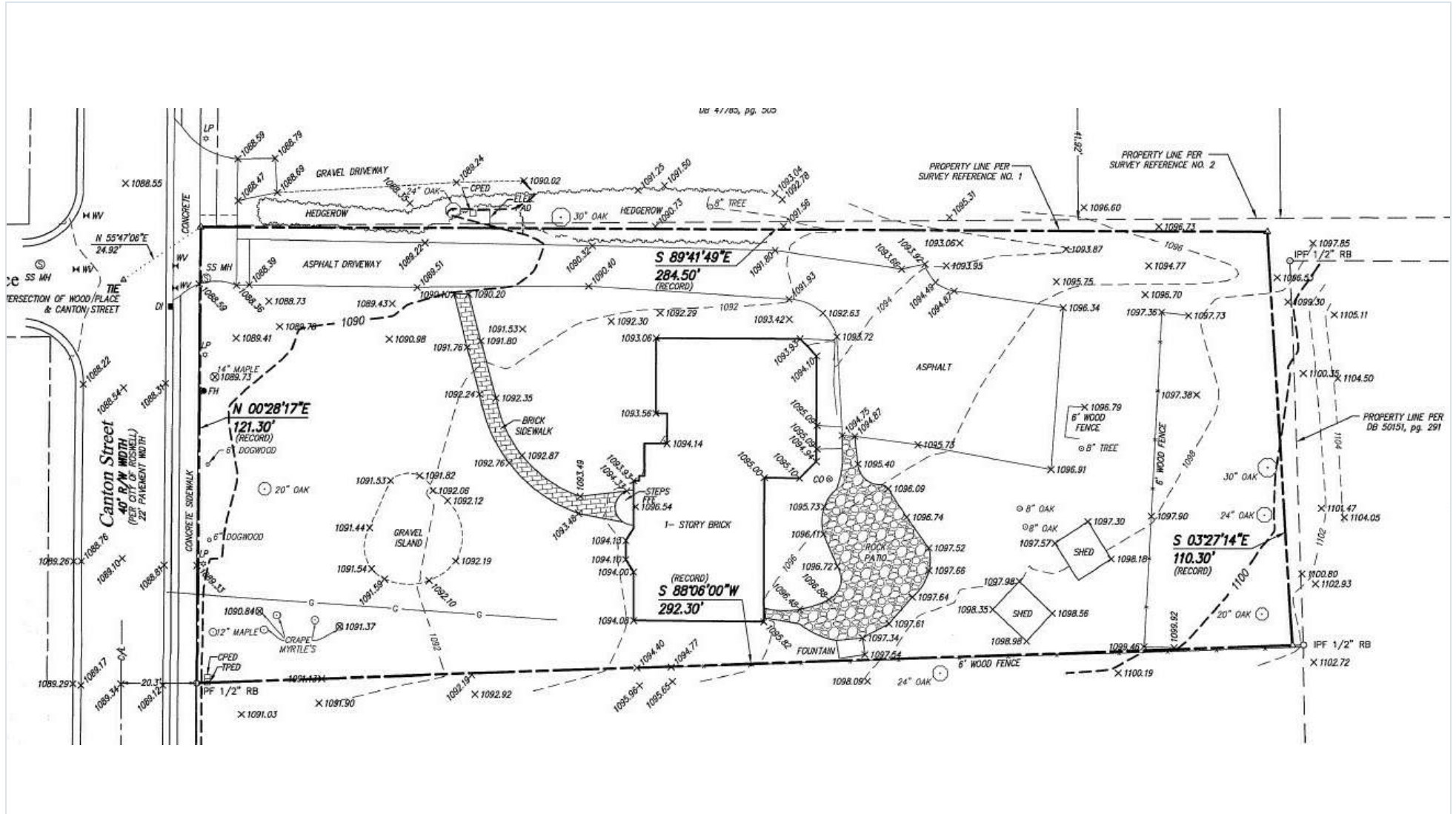
### Community Impact:

*Flóga brings people together in a warm, welcoming space*

### Signature Flavor:

*Harmonious blend of Euro-Mediterranean tradition and modern innovation*

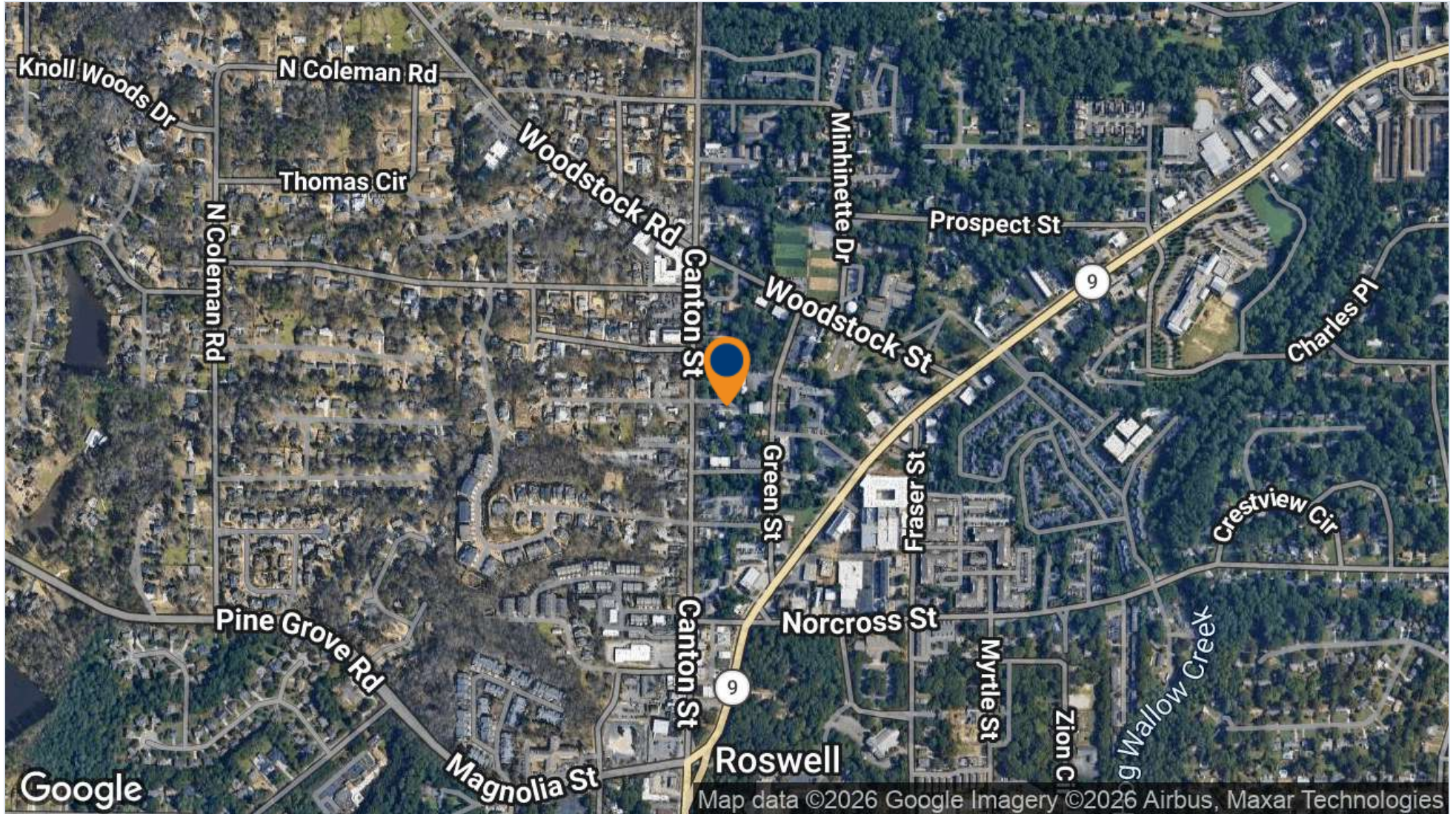
# Survey



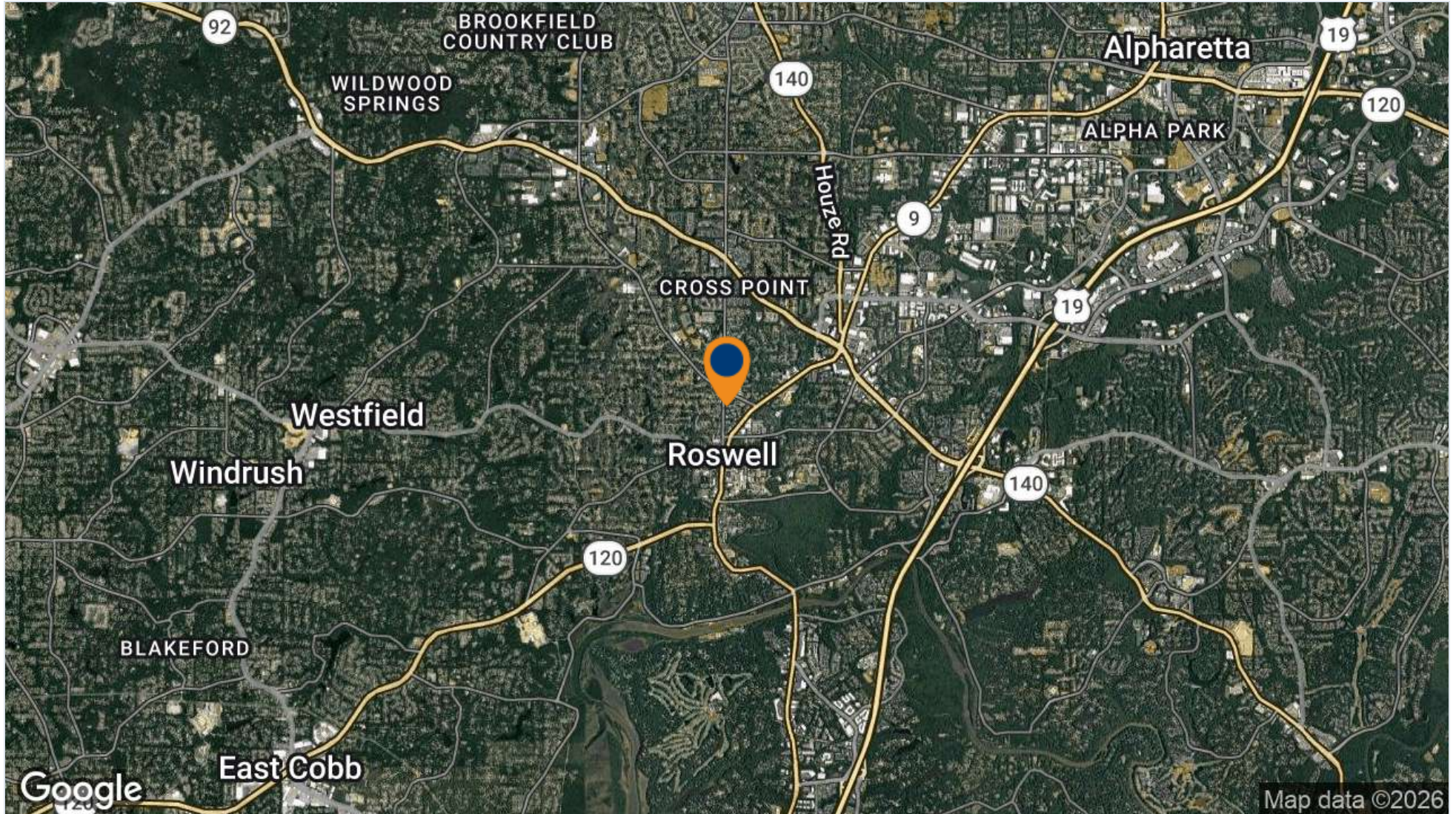
# Parcel Map



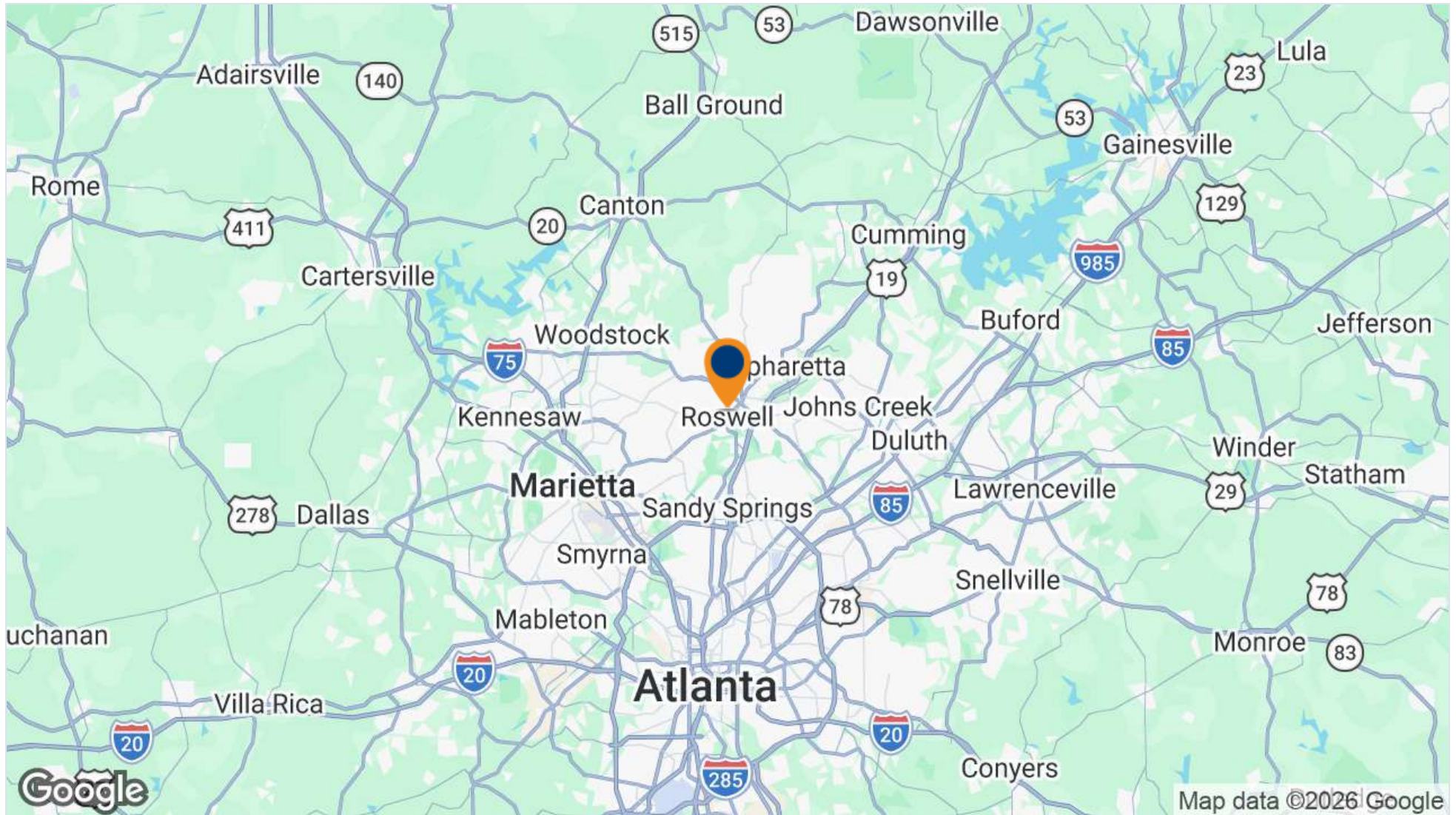
# Aerial Map



# Aerial Map

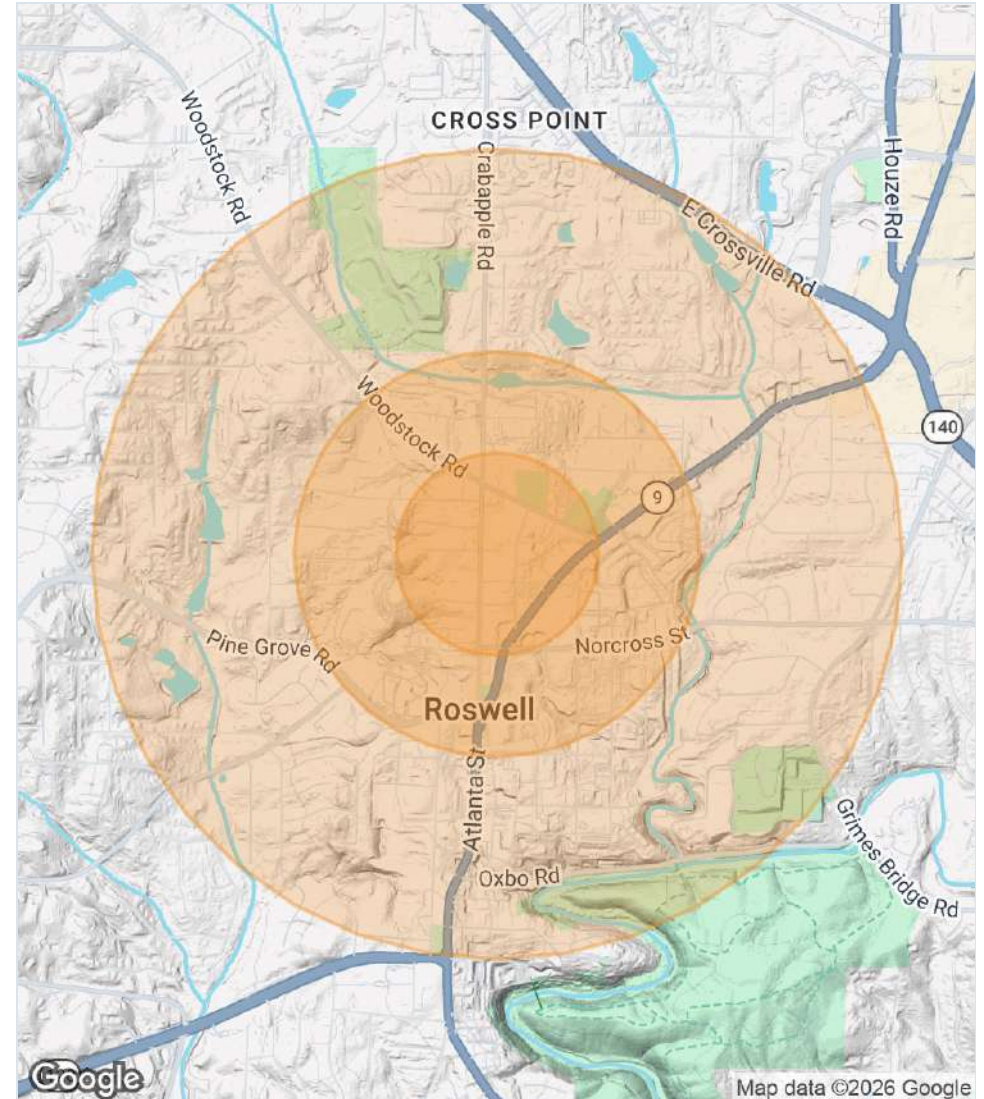


# Location Map



# 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
<b>Households</b>			
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
<b>Income</b>			
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



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Your needs inspire us to go above and beyond.

## RELATIONSHIPS BUILT

Our team approach enables success.

## LEASING

## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

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# Advisor Biographies Page



**Elliott Kyle**

**SVP | Partner**

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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**

**SVP | Partner**

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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.

# Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.