

OFFERING MEMORANDUM

CANTON STREET COMMERCIAL BUILDING (VACANT)

1116 Canton St, Roswell (Atlanta MSA), GA 30075



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Chase Murphy

404.812.8925
cmurphy@skylineseven.com

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary

Sale Price

\$1,175,000

Offering Summary

Building Size:	2,204 SF
Lot Size:	0.52 Acres
Year Built:	1920

Property Highlights

- Prime Canton Street Location in Downtown Roswell, a high-demand retail corridor with strong foot traffic and boutique dining
- Selling as vacant – Linen & Flax, a specialty home décor and apparel retailer will be consolidating into a nearby location no later than July.
- Excellent opportunity for an owner / user to purchase and occupy for their own office or retail business, or for an investor to purchase and lease to a new tenant.
- Zoning is DH-Downtown House Historic District allowing for commercial uses while retaining the current feel for the area.
- Boutique feeling property of approximately 2,000 square feet, ideal for private investors seeking a manageable retail or office property.
- Excellent corner location with abundant off street parking.
- Over 183,000 residents within a 5-mile radius, projected to reach nearly 192,000, with average household incomes around \$185,000.
- Current average household income is over \$185,000 within 1 mile and expected to grow to over \$235,000 by 2030.



Property Description

This is a rare opportunity to buy a free standing property in downtown Roswell's historic district, one of Metro Atlanta's most desirable retail corridors. The approximately 2,000-square-foot building is currently leased to Linen & Flax, a specialty retailer, through July 31, 2026. The property is being sold vacant as the tenant is consolidating to a nearby location.

The lot is .52 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.

Aerial Photo



Additional Photos



Additional Photos



Current Interior



Functioning kitchen - it cost over \$100,000 to install



Interior showroom or office space



Interior showroom or office space

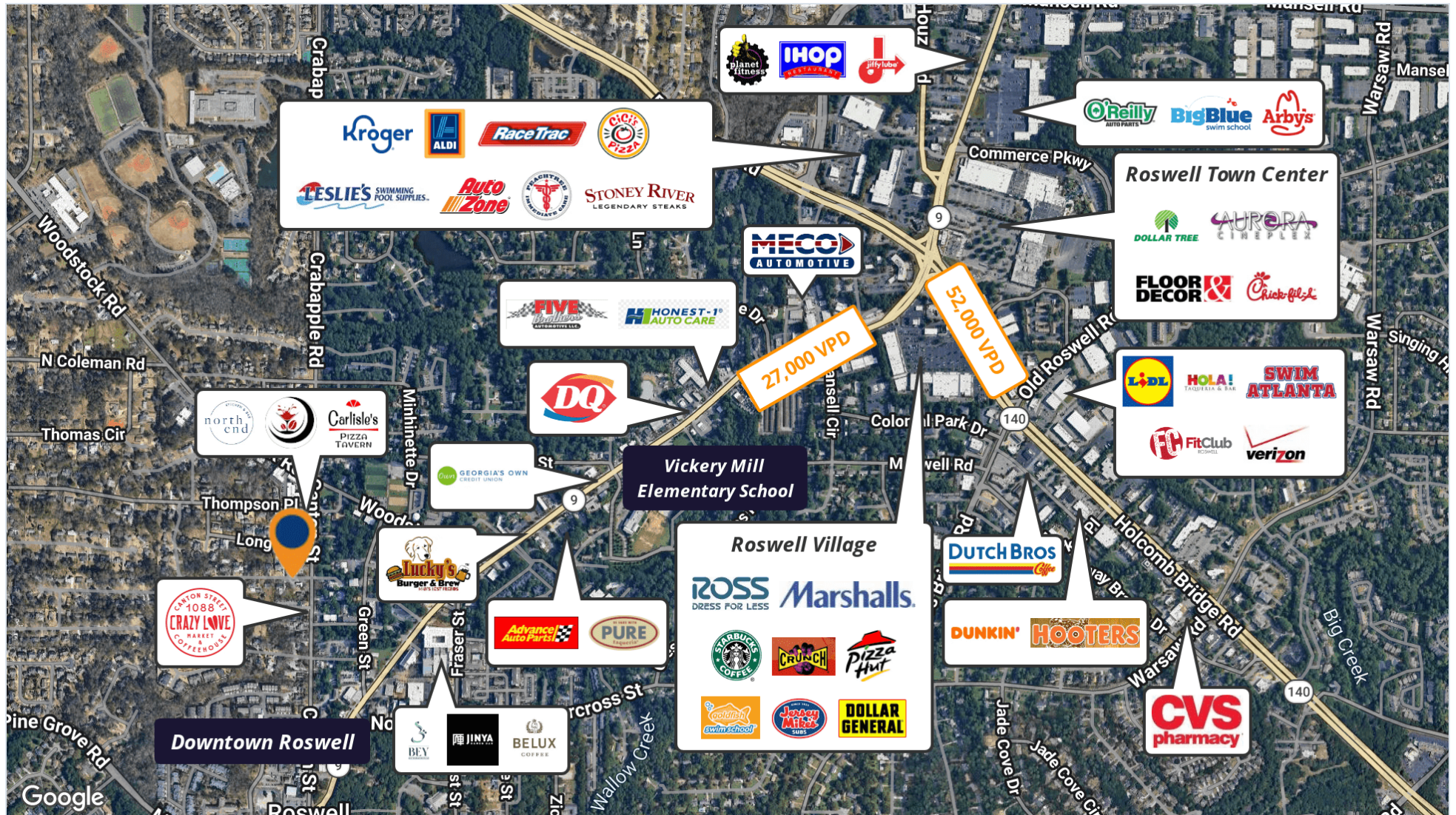


Interior showroom or office space

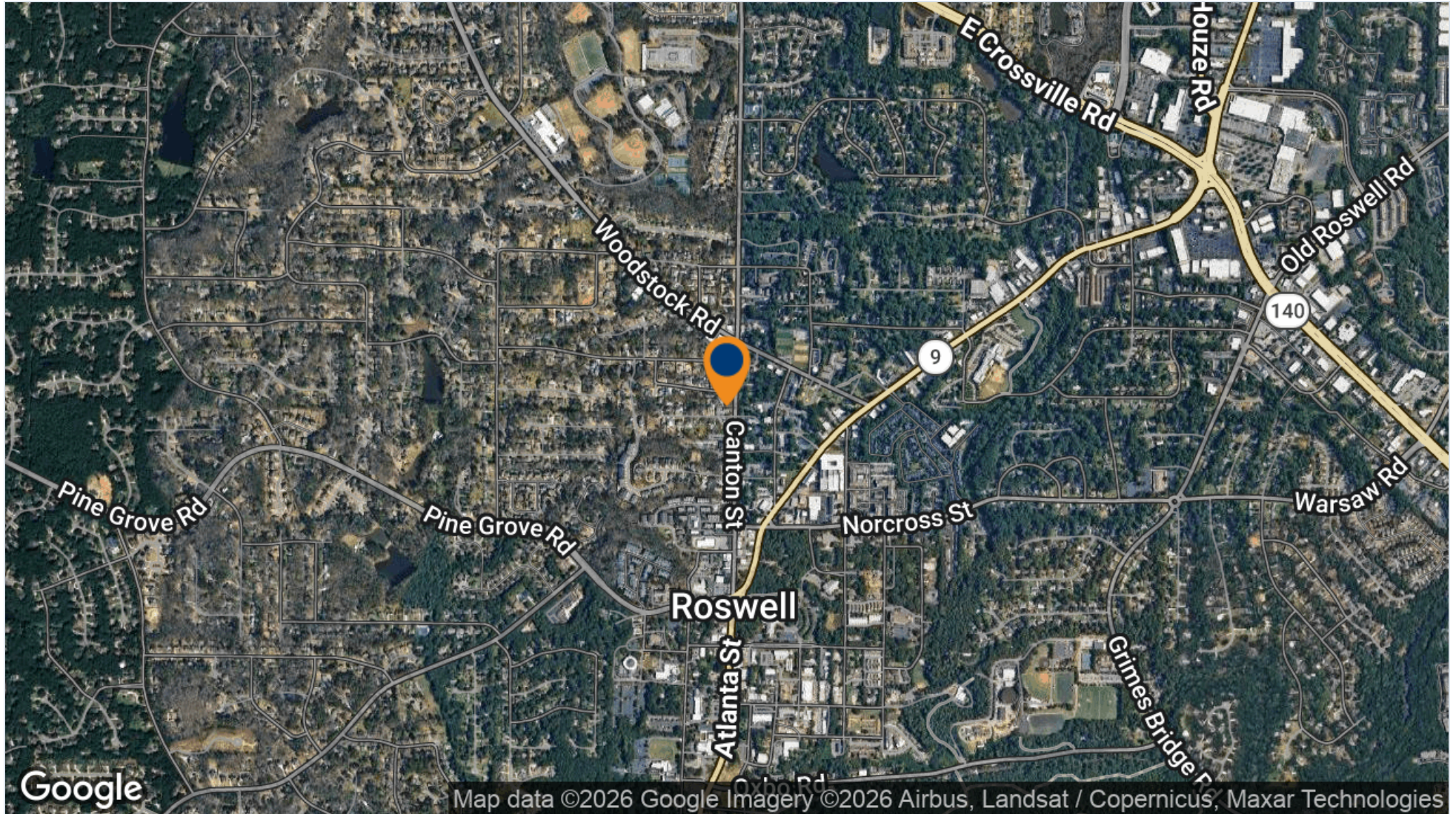
Retailer Map



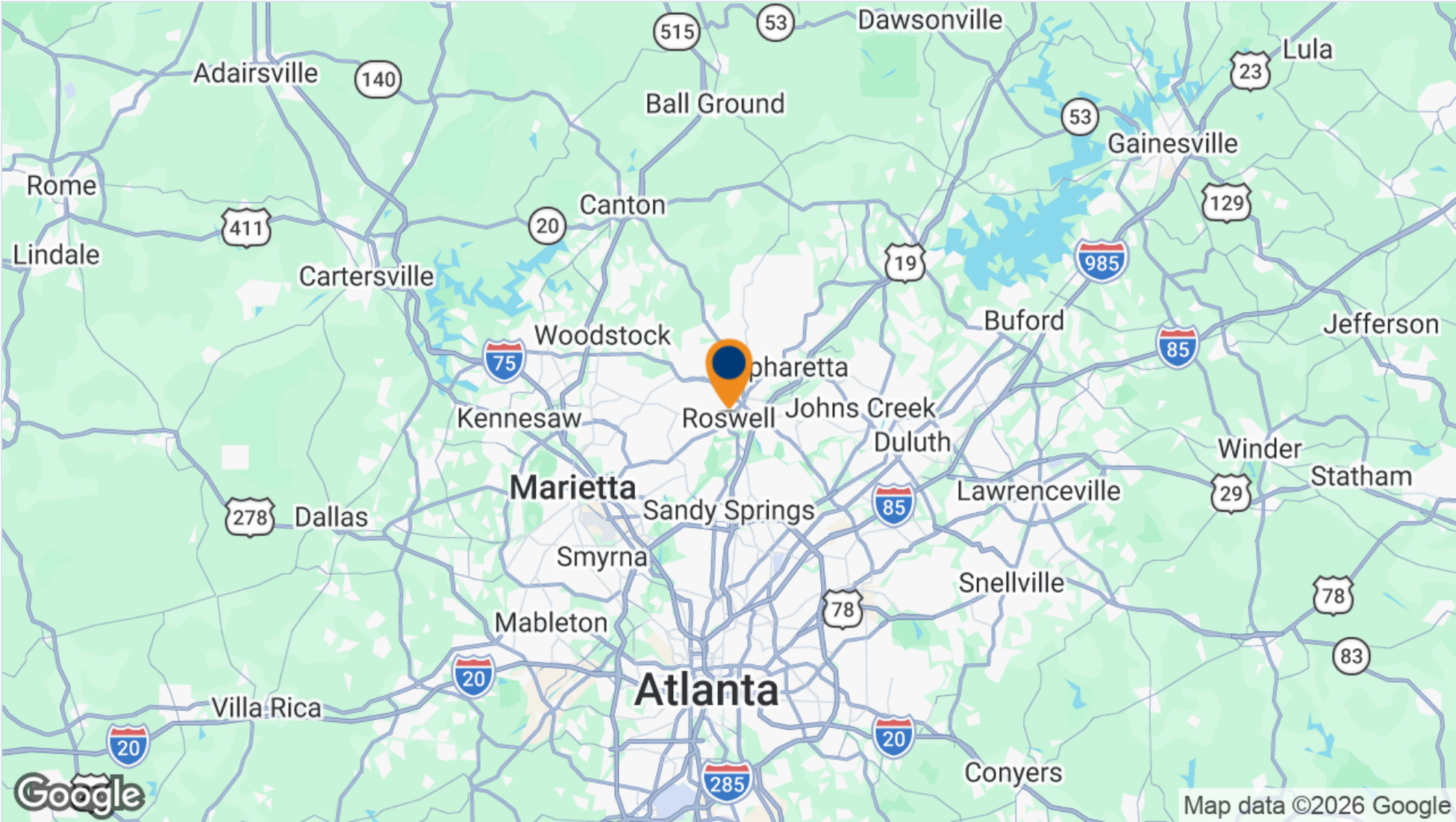
Retailer Map



Aerial Map

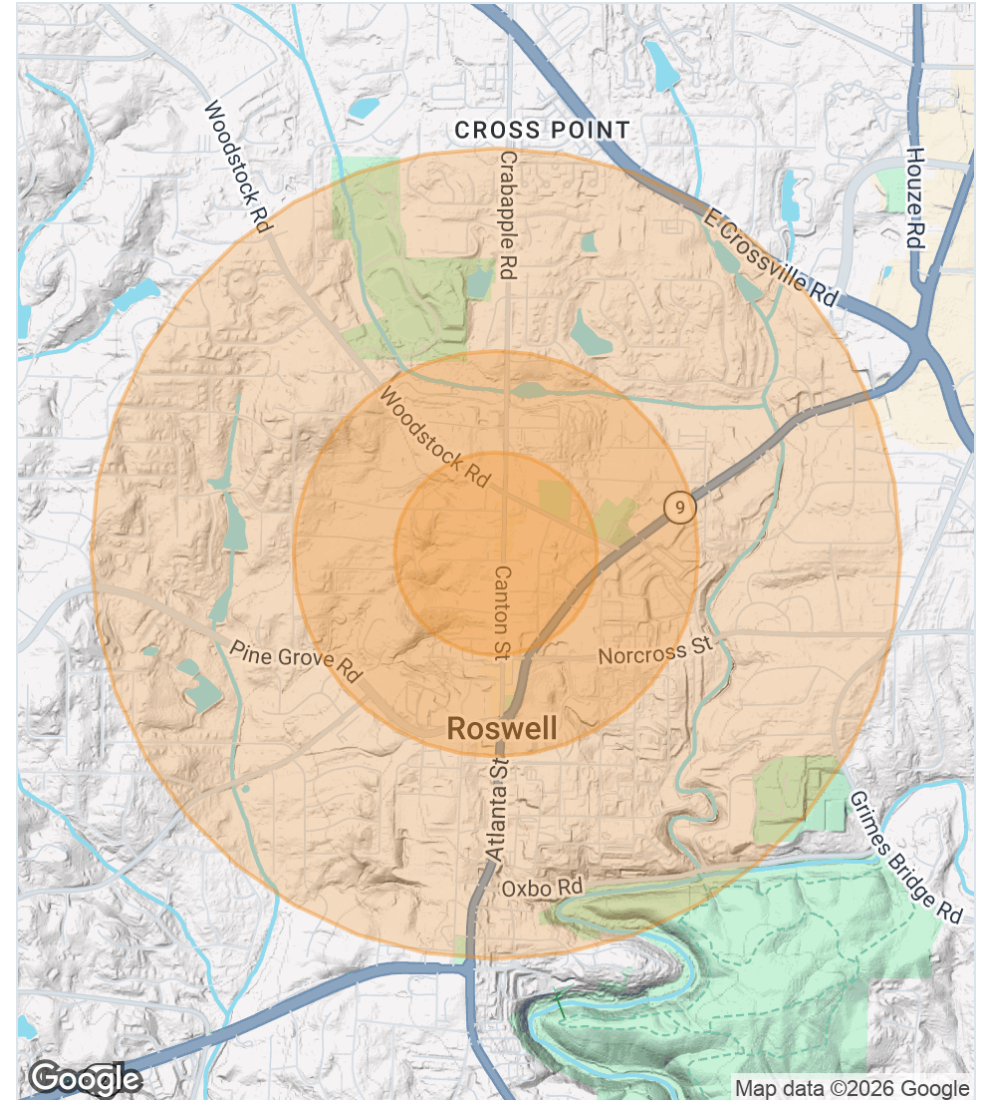


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	9,692	68,254	183,012
2030 Population	9,598	68,345	184,555
5 Year Projected	9,913	70,985	192,091
Households			
2025 Population	3,963	27,906	72,069
2030 Population	3,922	27,901	72,579
5 Year Projected	4,052	28,965	75,521
Income			
2025 Average Household Income	\$185,217	\$163,563	\$184,519
5 Year Projected (2030)	\$235,954	\$208,057	\$234,440



Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA

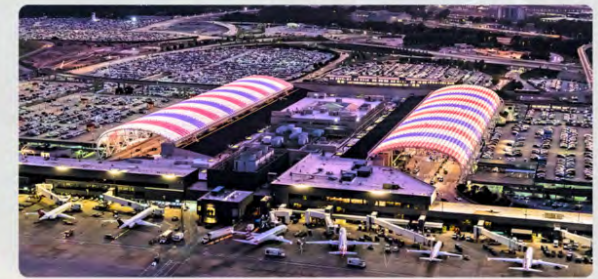


#9

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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GET IN TOUCH

skylineseven.com

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info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

[facebook.com/skylinesevenre](https://www.facebook.com/skylinesevenre)

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Advisor Biographies Page



Elliott Kyle

SVP | Partner

ekyle@skylineseven.com

404.812.8927

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

cmurphy@skylineseven.com

404.812.8925

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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