



Atlanta
Land
Group



FOR SALE

71 VICKERY ST

Roswell, GA 30075

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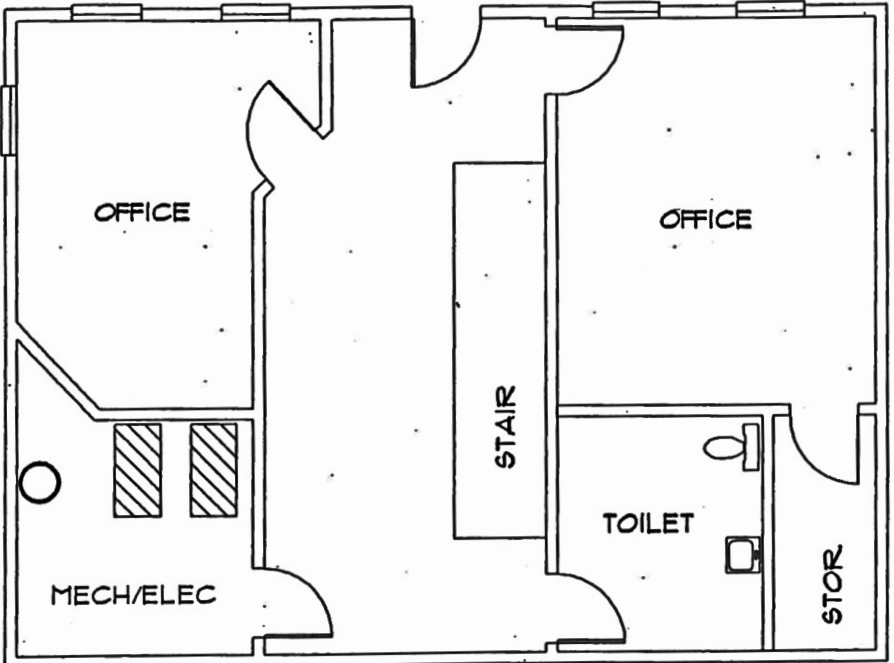
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PROPERTY OVERVIEW

- Three Story Building
- 3,168 sq ft building
- Commercial or Residential
- .193 Acres
- 10 Parking Spaces
- Located in the Mill District of Historic Roswell
- Less than 1 mile to Canton Street/ Downtown Roswell
- ADA Approved
- Offered For Sale at \$850,000

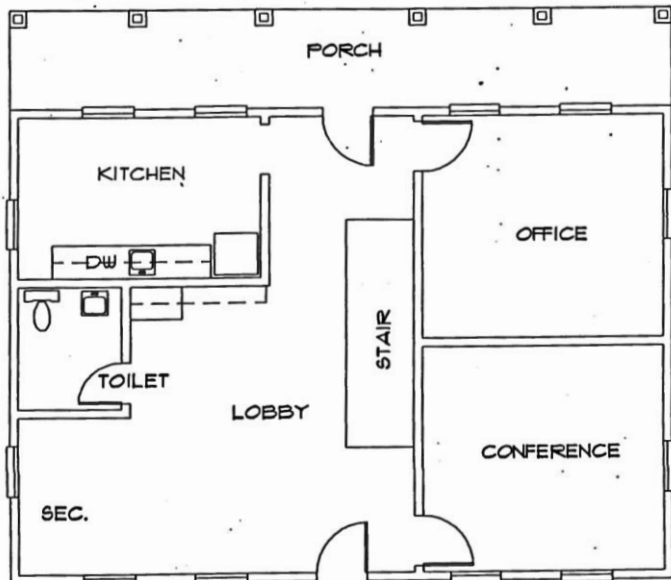


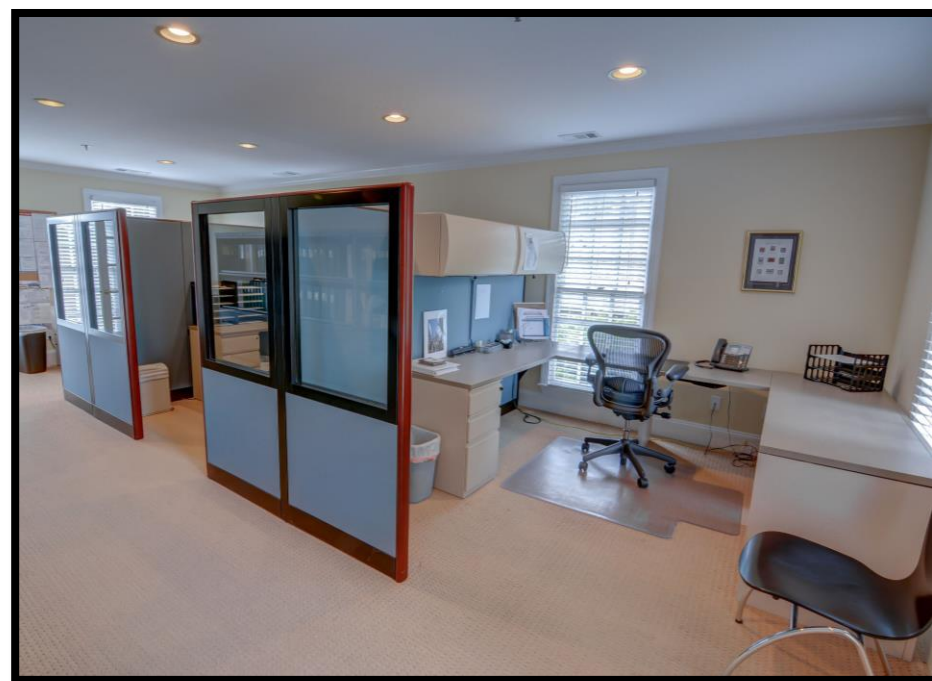
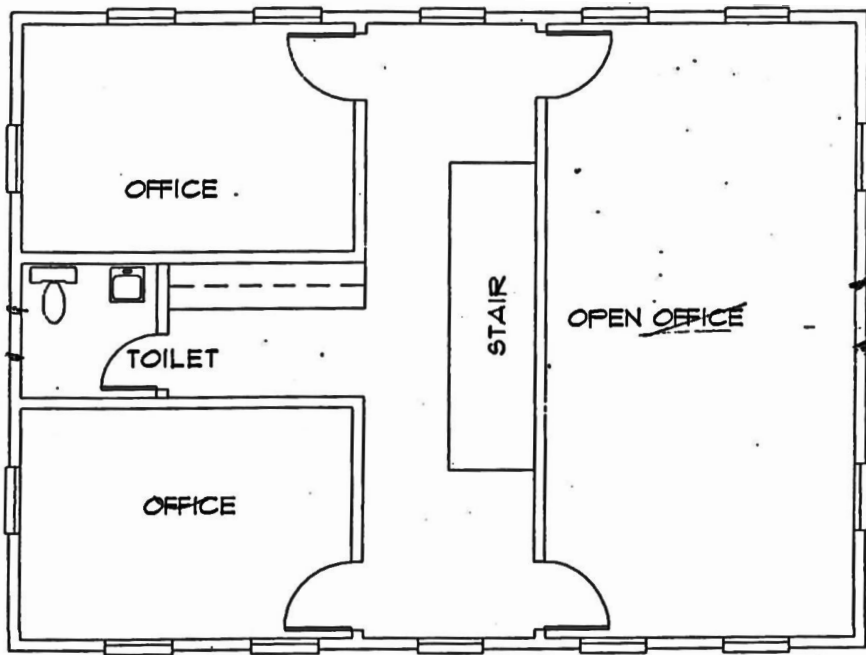


The ground floor includes ADA accessible entry and bathroom, two offices/ conference rooms, and an organized storage area for the HVAC's and electrical boxes.

The main floor is accessible from Vickery Street. Upon entering there is a lobby area, which includes the secretary desk, copy and printing area with cabinets for storage, an ADA bathroom, kitchen, and two large office/conference rooms.

There is a beautiful porch with two hanging fans that overlooks the parking lot on the back of the property.

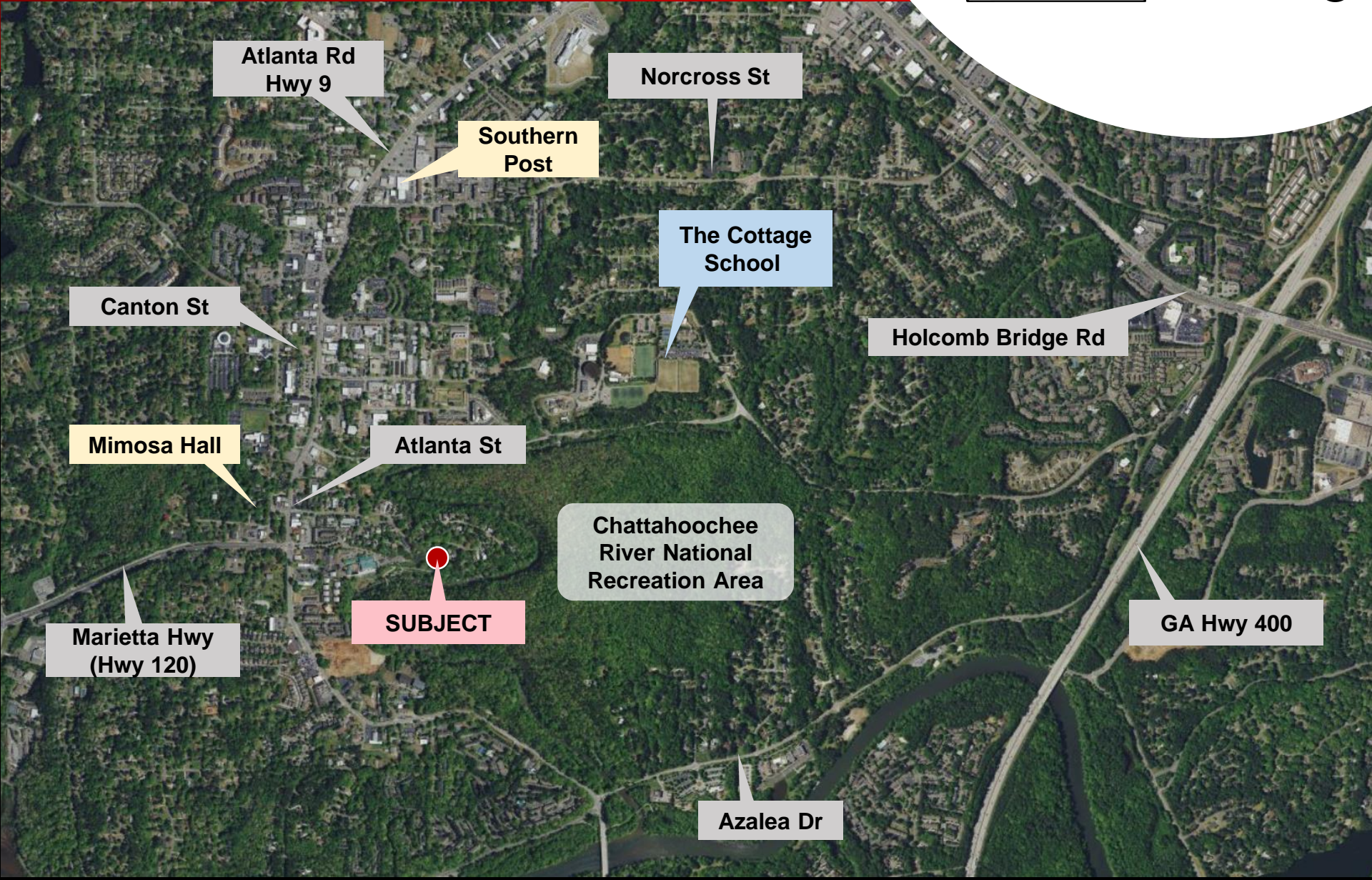




The upper level has a large open space concept area currently outfitted with cubicles and space for items such as large file cabinets. There is a small workstation in the hall, two offices, and a bathroom.



PROXIMITY MAP

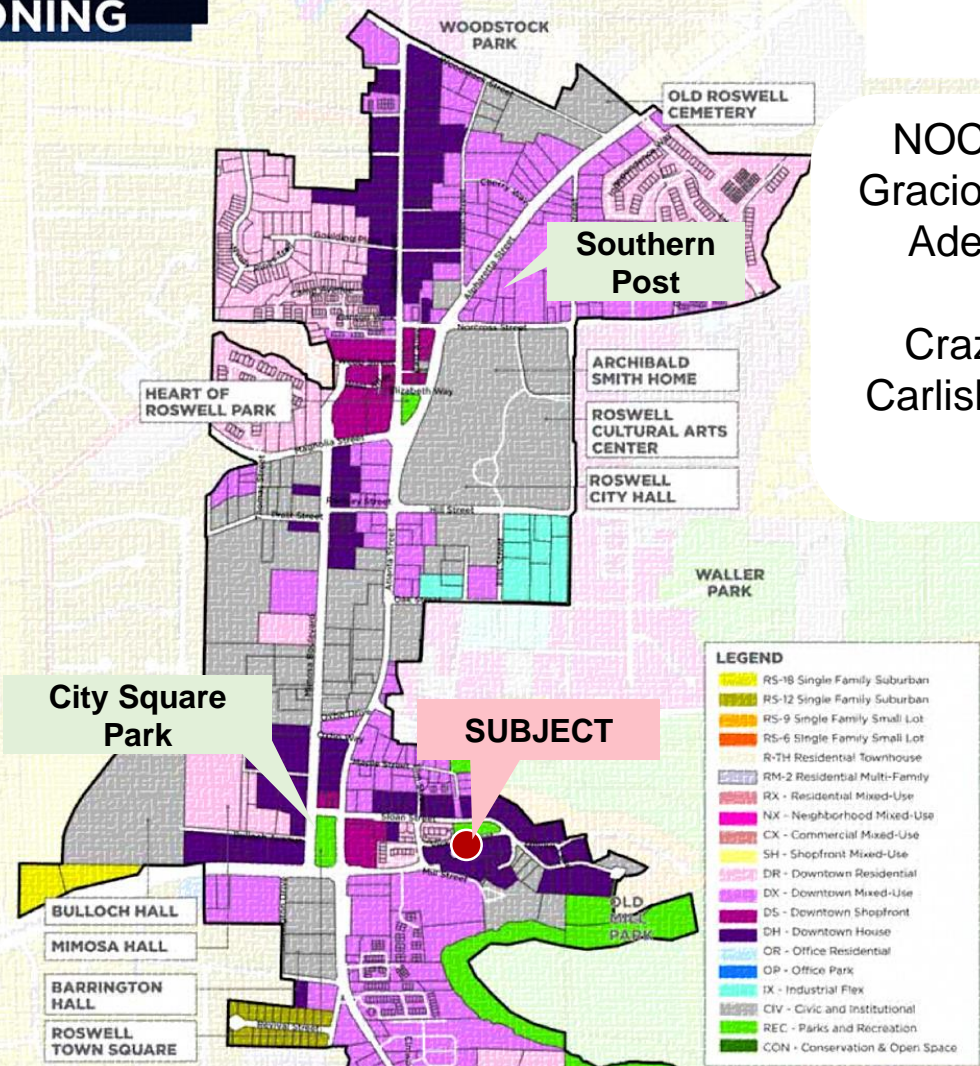


HISTORIC ROSWELL ZONING MAP



DRAFT 05.09.2019

ZONING



Local Eateries

NOCA Eatery & Bar
 Gracious Plenty Bakery
 Adele's on Canton
 Rice
 Crazy Love Coffee
 Carlisle's Pizza Tavern
 Plum Café

Osteria Mattone
 Sugar Shack in the Back
 The Fickle Pickle
 Fellows Café
 Moxie Burger
 Big Ketch Salt Water Grill

Towns in Close Proximity

- Alpharetta- 6.5 mile
- Buckhead- 15.5 miles
- Cumming- 21.5 miles
- Johns Creek-14 miles
- Sandy Springs- 7.5 miles
- Smyrna- 16 miles
- Suwanee- 26 miles

HISTORIC ROSWELL CONTINUED

Southern Post

By: S.J.Collins Enterprises



Located at the intersection of Alpharetta Street, Canton Street and Norcross Street. Expected to be completely developed 2021. Plans call for a Mixed-Use Development that will include retail/restaurant space, Class A loft office space, 128 apartments and townhomes.

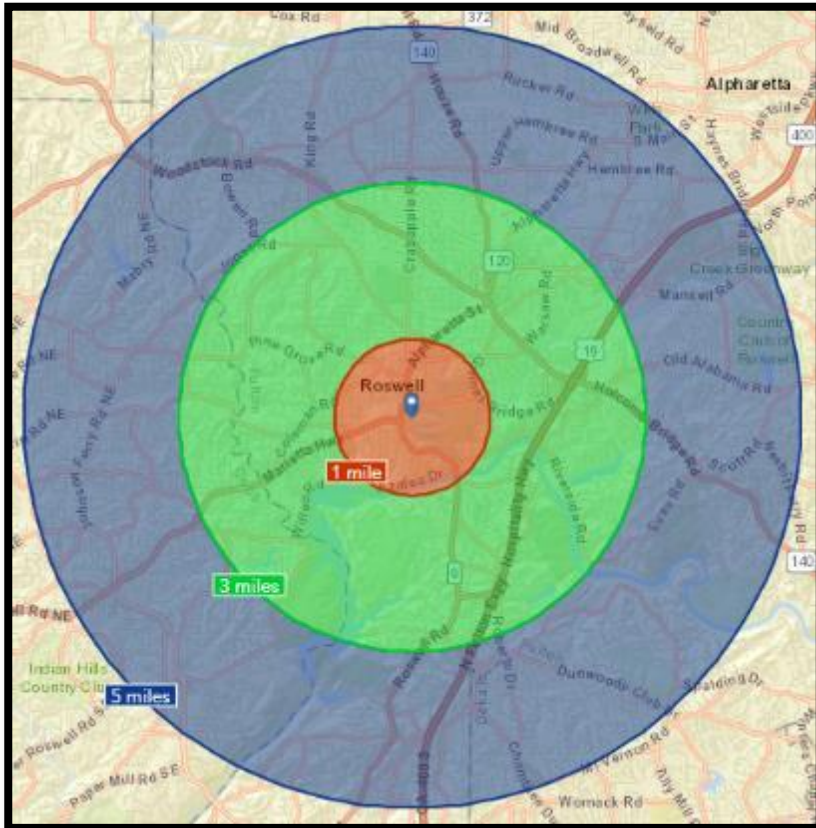
City Square Park, Mimosa Hall & Bulloch Hall

The City of Roswell is known for its historical preservation. The Parks and Recreation Department has restored a multitude of estate homes that boast gardens and open space available to the public.

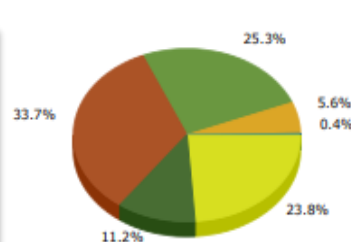


DEMOGRAPHICS ESRI 2019

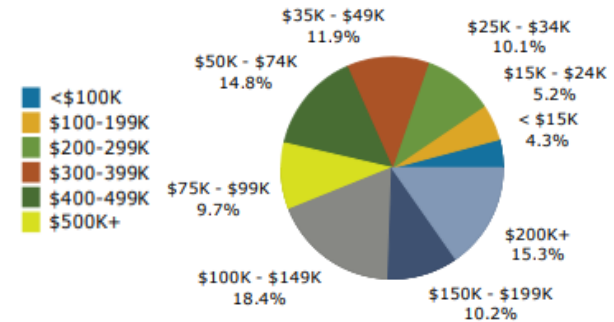
	Population	# of Households	Avg Household Income	Median Age
1 Mile	8,595	3,383	\$118,132	41
1-3 Miles	69,033	27,713	\$112,894	36
3-5 Miles	124,230	48,897	\$145,701	41



2019 Home Value

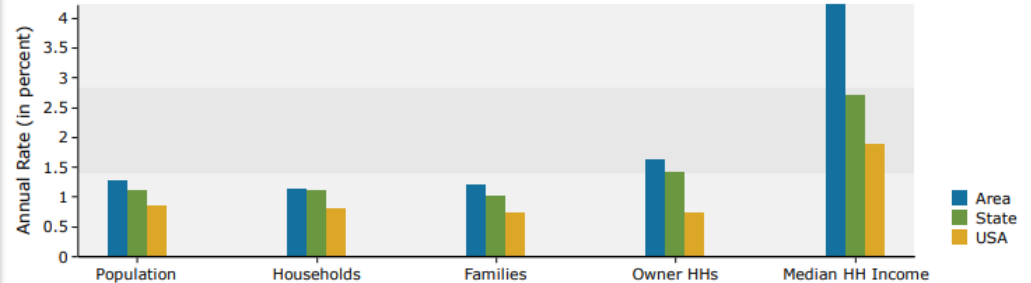


2019 Household Income



0 - 1 mile

Trends 2019-2024



Population by Age

