

OFFICE FOR SALE

HISTORIC ROSWELL VICKERY ST. OFFICE WITH CHARACTER

87 Vickery St, ROSWELL, GA 30075



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	0.3 Acres
BUILDING SIZE:	3,200 SF
RENOVATED:	2019
ZONING:	DH
MARKET:	Roswell
SUBMARKET:	Roswell Mill area
PRICE / SF:	\$343.75

PROPERTY OVERVIEW

All updated throughout Charming House Office

PROPERTY HIGHLIGHTS

- Very unique and classic with Character
- Great offices layout and additional open floorplan area
- Many historical features remain as part of the charm
- Lots of parking
- Walk to Mill Retail or Walk the Mill recreation area

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

SCOTT MORCHOWER
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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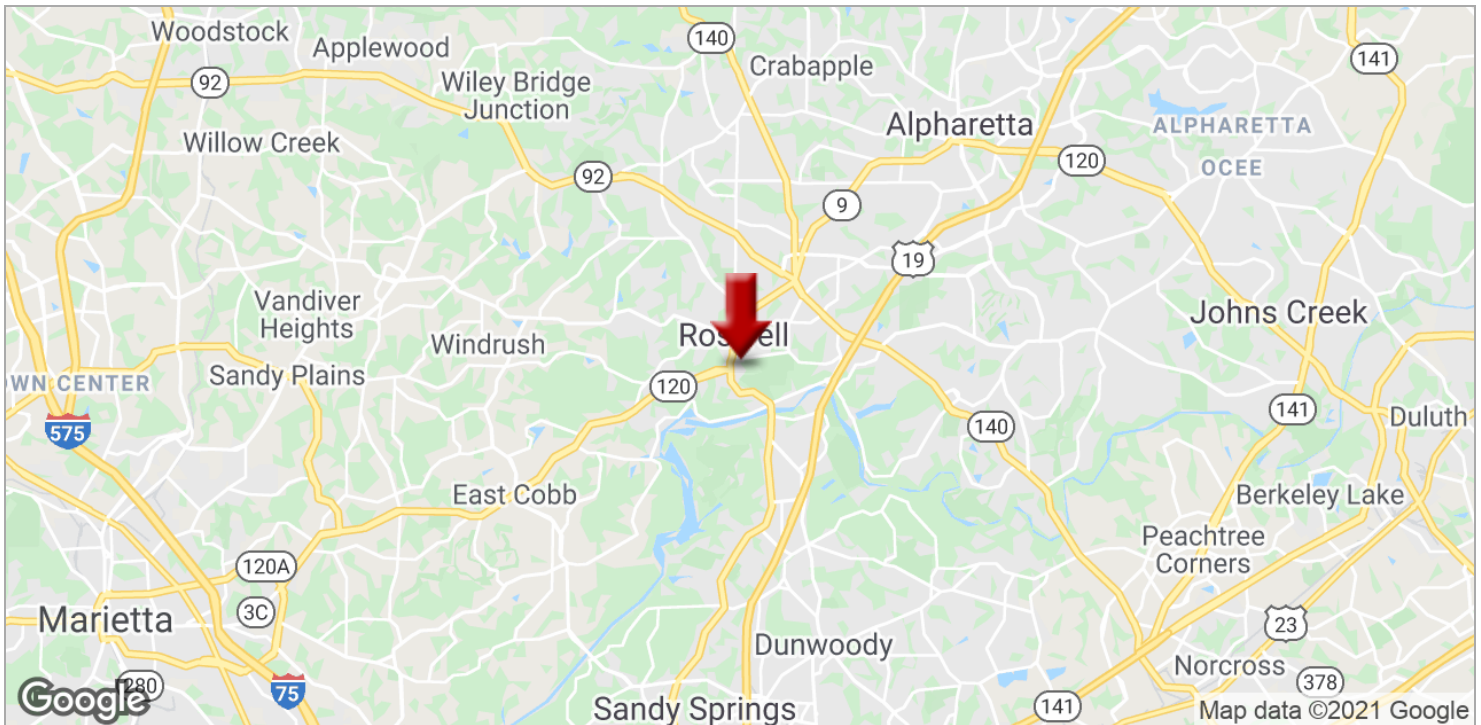
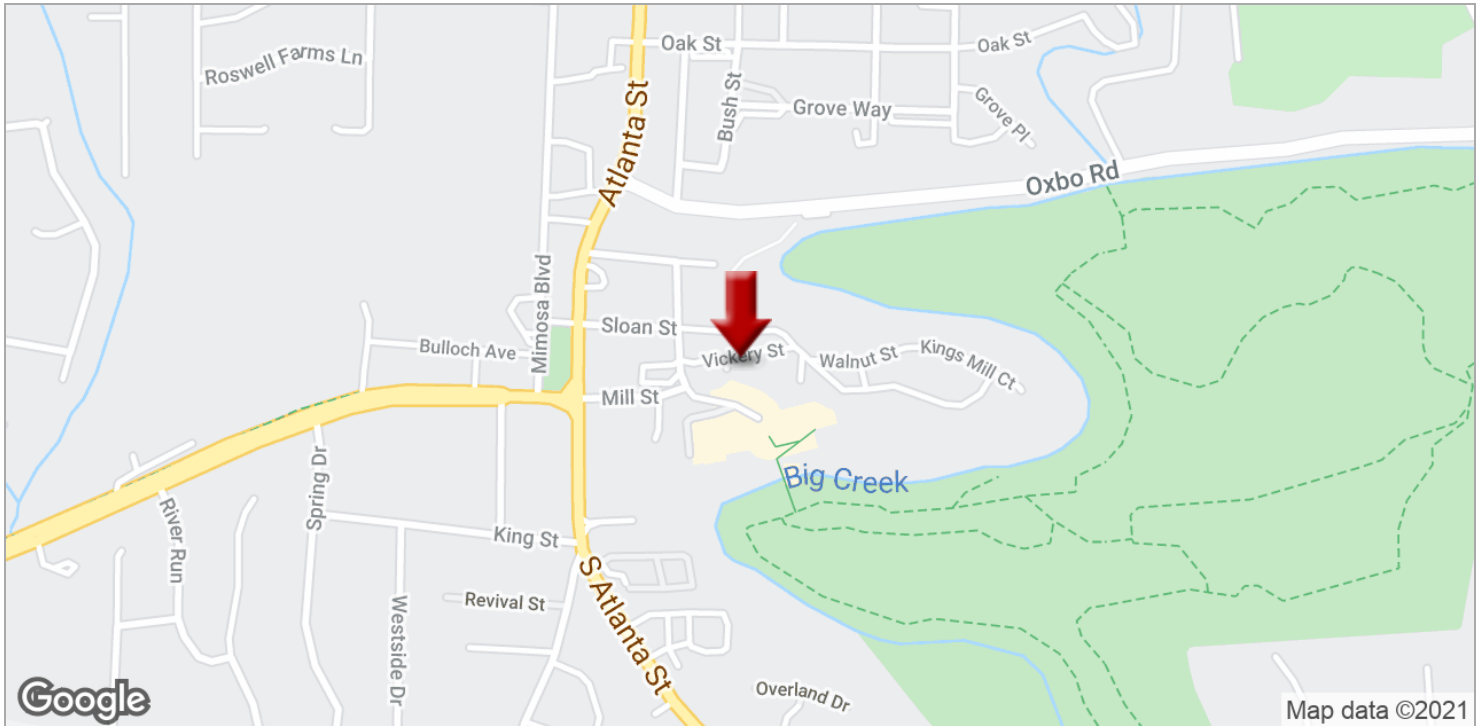
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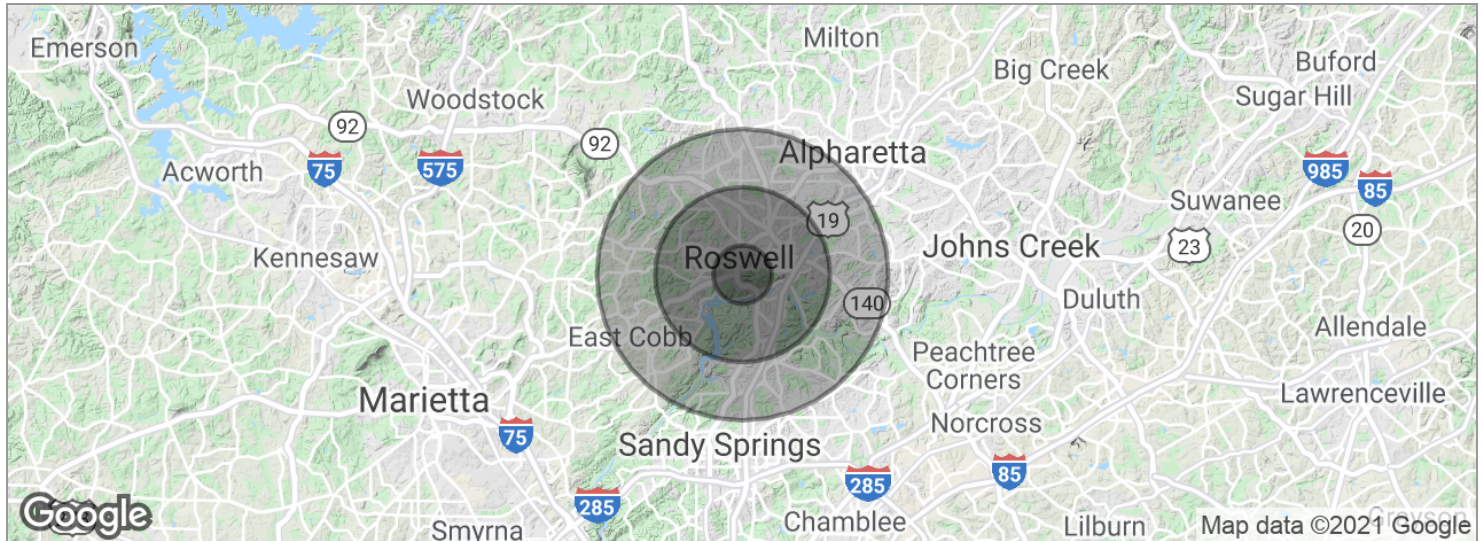
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,918	68,814	179,753
Median age	35.2	35.7	37.8
Median age (male)	33.9	34.8	37.0
Median age (Female)	37.2	36.5	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,734	27,687	70,901
# of persons per HH	2.5	2.5	2.5
Average HH income	\$89,105	\$88,405	\$105,877
Average house value	\$303,024	\$328,815	\$368,126

* Demographic data derived from 2010 US Census

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