

# Retail & Restaurant for Lease

Mixed-Use development in the heart of Roswell, Georgia



**SOUTHERN**  
**· POST ·**

1055 Alpharetta Street | Roswell, Georgia 30075

**MATTHEWS**™   
AH REALTY TRUST



## 1055 Alpharetta Street

Roswell, GA 30075

### Location

Situated at the gateway to Historic Downtown Roswell, Southern Post is positioned along Marietta Highway at the entrance to Canton Street. The property offers walkable access to Roswell's vibrant dining, retail, and entertainment corridor while maintaining convenient connectivity to GA-400 and the greater North Fulton market.

### Access

Easily accessible via GA-400 (Exit 7 – Holcomb Bridge Road), just minutes east of the interchange. Approximately 15 minutes north of the North Springs MARTA Station. The property sits directly along Marietta Highway with pedestrian connectivity to Canton Street and surrounding neighborhoods.

### Highly Walkable & Bike-Friendly

Located steps from Canton Street and near the Roswell Riverwalk and area trail systems, offering strong pedestrian and cycling accessibility throughout Downtown Roswell.

### Parking

Structured parking deck onsite with over 600 spaces, plus convenient street parking and designated rideshare drop-off areas. Adjacent to new Green Street Parking Deck.



ROSWELL AREA PARK

ROSWELL NORTH ELEM.

WOODSTOCK ST ± 37,500 AADT

ALPHARETTA ST ± 26,900 AADT

HOLCOMB BRIDGE RD ± 17,730 AADT

NORCROSS ST ± 17,730 AADT

CANTON ST ± 17,730 AADT

GA 400 ± 182,000 AADT

CROSSVILLE VILLAGE

MANSELL VILLAGE

ROSWELL TOWN CENTER  
PROPOSED 47-ACRE  
MIXED-USE REDEVELOPMENT

SHOPS OF ELEVEN FORTY

hugo's

VICKERS THE STOUT BROTHERS ROSWELL BEER MARKET

VICKERY MILL ELEM.

THE CHAMBRAY:  
125-KEY HOTEL

DUTCH BROS

DUNKIN'

GABBY

Roswell Historic  
District Homes

GREEN ST PARKING DECK:  
395 SPACES  
OPENING SUMMER 2026

CVS

Olive Garden

WEST ALLEY  
PROPOSED 2.5-ACRE MIXED-USE  
DEVELOPMENT 125-KEY KIMPTON  
HOTEL, 6,500 SF RETAIL + 400-SPACE  
PARKING DECK

ROSWELL VILLAGE

Roswell  
City Hall

CANTON ST RESTAURANTS

GROVEWAY COMMUNITY PARK

INDEPENDENCE HIGH SCHOOL

HILLROSE MARKET  
PROPOSED 7-ACRE MIXED-USE DEVELOPMENT  
160 RESIDENCES, 75,000 SF RETAIL + OFFICE

ROSWELL MILL

FOUNDERS SQUARE

Google Earth



# Welcome to Roswell

Steps from Canton Street, Southern Post sits in the heart of Downtown Roswell—blending historic charm with modern amenities to create a true live, work, play destination.



**91,293**

Estimated Population



**40**

Average Age



**\$163,080**

Average Household Income



**\$636,610**

Average Home Value



**104,000**

Daytime Population



**74%**

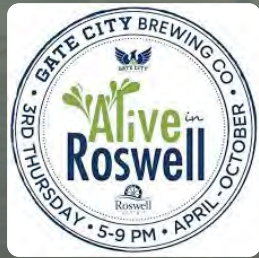
White Collar Jobs



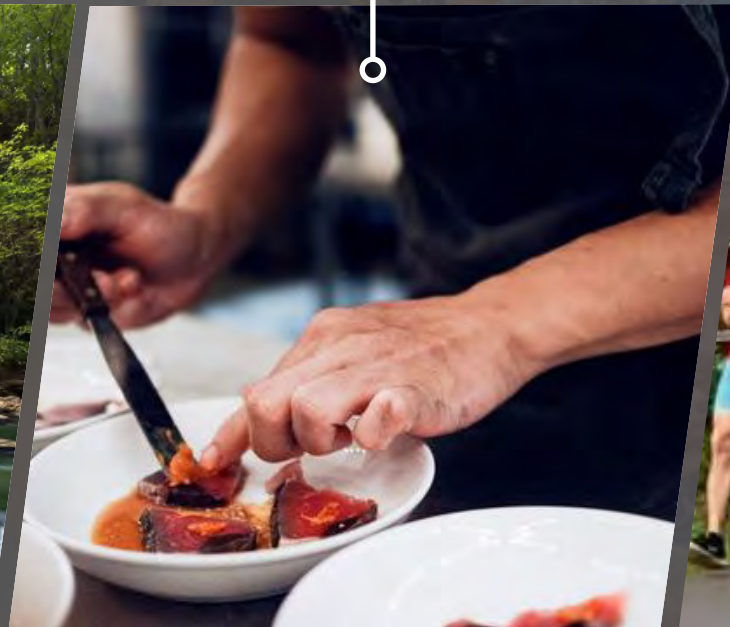
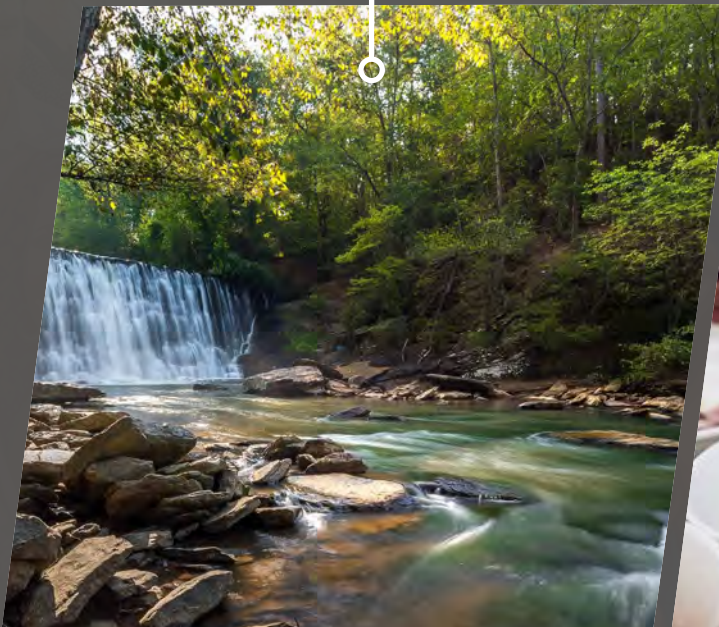
**5,000+**

Registered Businesses

# It's all happening here.



From chef-driven restaurants and Chattahoochee River adventures to live theatre and beloved events like The Azalea Festival, Roswell Roots, Fun Runs, and Alive in Roswell, Downtown Roswell delivers nonstop energy.



SHOPS OF ELEVEN FORTY

Lucky's BURGER & BREW  
Thumbs UP  
CRAFT red seal STUDIO

VICKERY MILL ELEM.

VICKERS

THE **STOUT** BROTHERS  
ROSWELL BEER MARKET  
THE VICK

GREEN ST PARKING DECK:  
395-PARKING SPACES



THE CHAMBRAY HOTEL  
125-KEY HOTEL  
INDIGO ROAD RESTAURANTS  
SUMMER 2027

EST. 2019  
**SOUTHERN POST**  
ROSWELL, GEORGIA

Roswell Historic District Homes

WEST ALLEY  
PROPOSED 2.5-ACRE MIXED-USE DEVELOPMENT  
125-KEY KIMPTON HOTEL, 6,500 SF RETAIL + 400-SPACE PARKING DECK

GATE CITY  
Mac McGee  
1920  
Roux  
LOYAL TAVERN

VARIANS BREWING  
**陣 JINYA**  
RAMEN BAR

CANTON ST RESTAURANTS

CEVICHE  
STEAK  
Zest  
VAS  
TRUE GREEK COOKING

ROSWELL CULTURAL ARTS

Roswell City Hall  
Google Earth

CANTON ST ± 17,730 AADT

WOODSTOCK ST ± 37,500 AADT

ALPHARETTA ST ± 26,900 AADT

± 17,730 AADT NORCROSS ST

PINE GROVE RD ± 12,100 AADT



OSTERIA MATTONE

BUTTER & CREAM



VN25

LINEA FLAGE

TABLE & MAIN  
A SOUTHERN TAVERN

Off+Ve



monkey 68



# Access & Activation

With 395 adjacent parking spaces and a boutique hotel on the way, Southern Post is designed to maximize convenience and customer flow.

## Green St Parking Deck

- 1055 Alpharetta Street
- 395 Parking Spaces

## The Chambray Coming Summer 2027

- Boutique Hotel
- 125 Guest Rooms
- Two signature full service restaurants from Indigo Road - Rooftop Sushi & Bar and Coastal Mediterranean Restaurant & Bar





A modern gathering place rooted in Roswell's history, Southern Post re-imagines a local landmark with timeless design.





# Project Overview



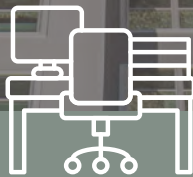
**136,127 SF**

Total  
Size



**42,000 SF**

Retail  
& Dining



**95,000 SF**

Loft  
Office Space



**128**

High-End  
Apartments



**600+ Spaces**

Parking Deck



**9**

Exclusive  
Townhomes



# Where Good Things Come Together

Luxury  
Apartments

Loft Office

42,000 SF  
Retail and Dining



**BODYROK**



**Amorino**  
GELATO AL NATURALE

ATL  404

**AZOTECA**  
cantina



**BELUX**  
COFFEE ROASTERS



**BEY**  
MEDITERRANEAN KITCHEN + BAR

**SUGARCOAT**  
NAILS. WAX. BEAUTY.

**SWTHZ**

**SILLA *Del* TORO**  
TAPAS + DRINKS

**Grana**



**Da Vinci's**  
DONUTS

**CAVINA**  
- WELLNESS -



**Atlanta**  
GOLF & SOCIAL

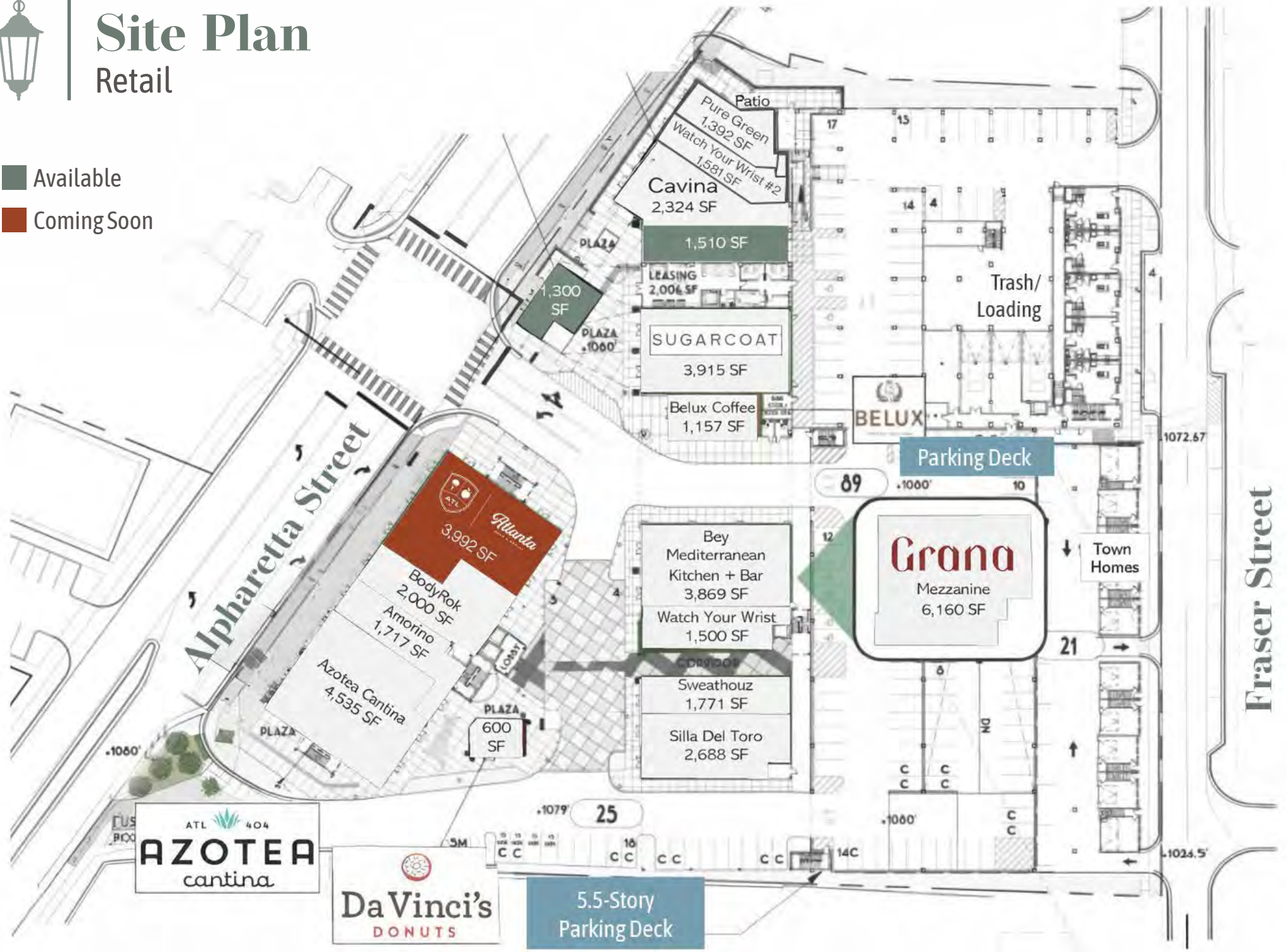


# Site Plan

## Retail

Available

Coming Soon

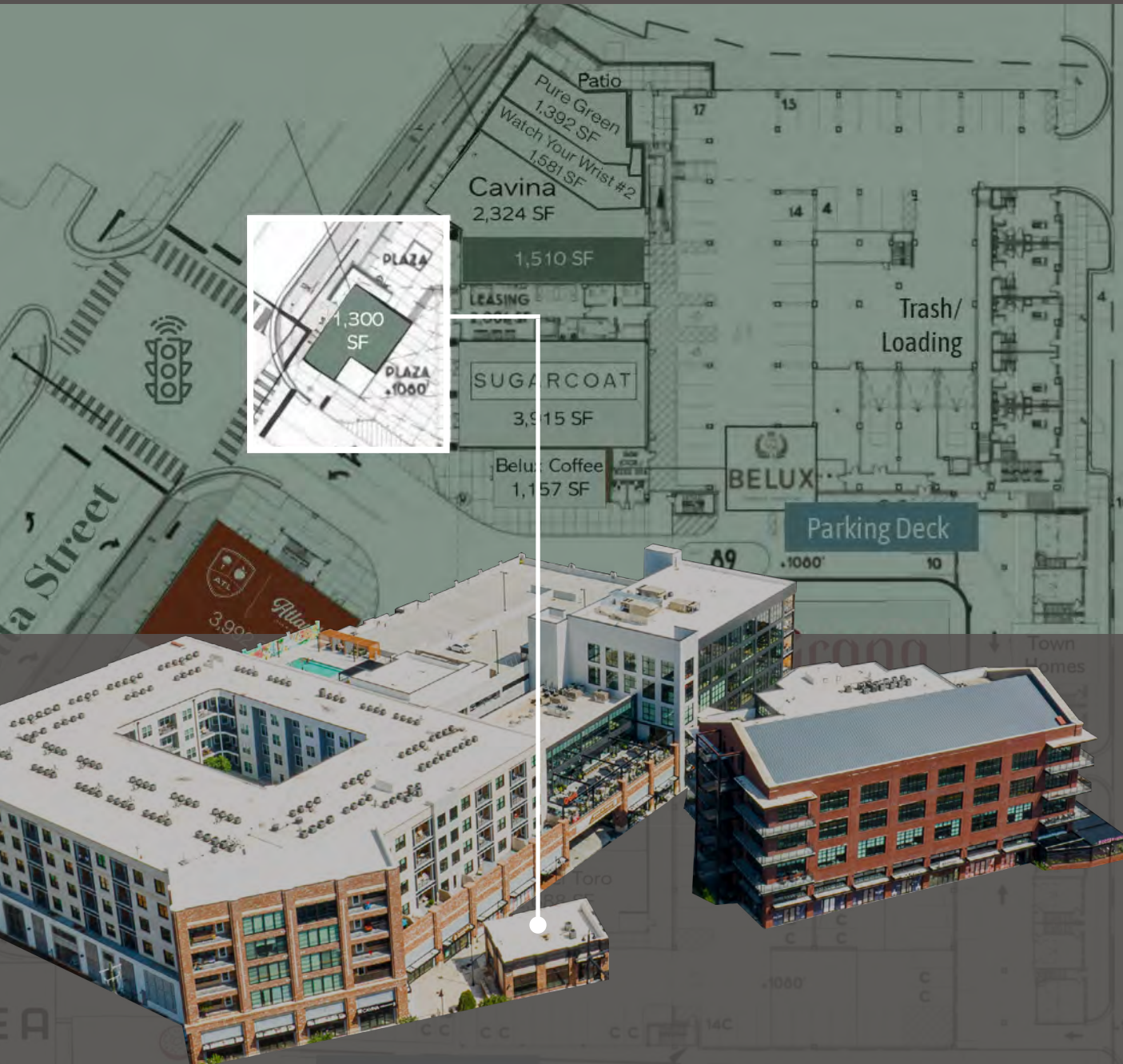




# For Lease

1,300 SF Restaurant/Retail Space

[View Matterport](#)

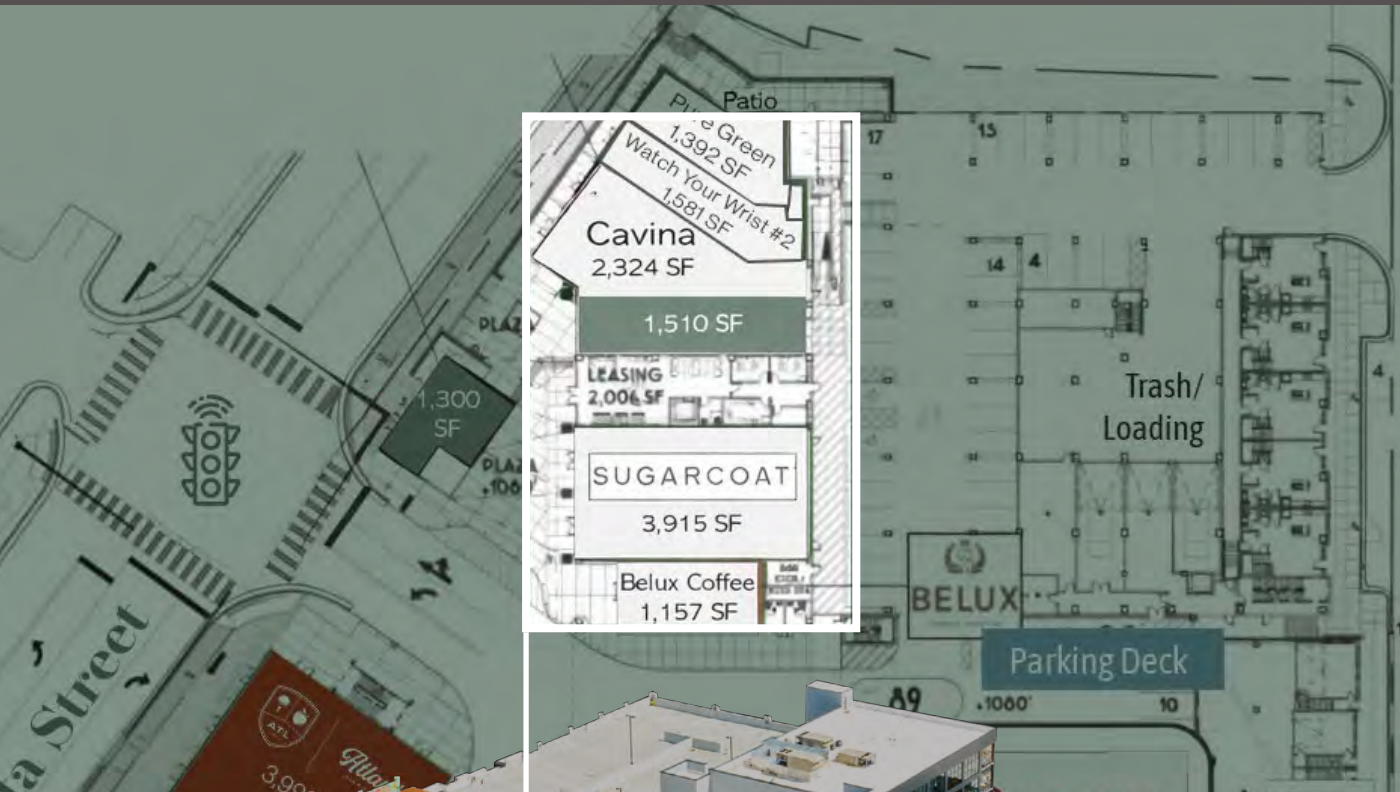




# For Lease

1,510 SF Restaurant/Retail Space

[View Matterport](#)









# SOUTHERN · POST ·

1055 Alpharetta Street | Roswell, Georgia 30075

### Exclusively Listed By

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