

122 Norcross Street Roswell GA 30075

# For Sale

## 1,530 S.F. Building in the Heart of Historic Roswell Currently used as a Barber/Hair Styling Salon

**\* Please note: The owner operates his business in this building. Please contact agent for appointment.**



- .204 Acres with 1,530 SF Building
- \$500,000 Sales Price
- Located 1 block East of Hwy 9, Alpharetta Hwy.
- C-1 Zoning with all utilities to site.
- Operated as a Barber/Hair Styling Salon by owner for over 29 years.
- Excellent visibility at a signalized traffic light.
- Traffic count of approx 17,000 on Norcross St.
- Adjacent to proposed Mixed-Use Development (Value Place S.C & Frazier St Apts).
- Adjacent to City Hall, Roswell Cultural Arts Center and Roswell Public Library.
- Located in Roswell's 'Opportunity Zone', allowing for a \$3,500 Tax Credit for 3 years for each new employee.

Demographics	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Area Population	8,950	77,546	199,501
Households	3,278	29,759	75,475
Average Income	\$90,626	\$102,361	\$120,105



Exclusively Marketed by Bill Bartlett  
 404-419-3633 [bbartlett@kwcommercial.com](mailto:bbartlett@kwcommercial.com)  
 804 Town Boulevard Suite A2040 Atlanta, GA 30319 404-419-3500

Each Keller Williams Realty office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, changes, omissions and withdrawals. Equal Housing Opportunity.