

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

± 17,730 AADT

GA 400 ± 182,000 AADT

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

GREEN ST PARKING DECK: 395 SPACES OPENING SUMMER 2026

± 17,730 AADT NORCROSS ST

CANTON ST ± 17,730 AADT

Roswell City Hall

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

CROSSVILLE VILLAGE

LESLIE'S **HCO**
HOUSEWARE OUTLET

STONEY RIVER
STEAKHOUSE AND GRILL

MANSELL VILLAGE

Kroger **kekes** **MASTERPIECE**
BREAKFAST & SNACKS LIGHTING & HOME

ROSWELL TOWN CENTER PROPOSED 47-ACRE MIXED-USE REDEVELOPMENT

SHOPS OF ELEVEN FORTY

Lucky's **Turn of Up** **Chief Drake**
BURGER & BREW CROCK POT & BREAD

CRAFT red seal STUDIO

hugo's

FLOOR DECOR

LIDL **Bowloro**

HOLA!
TAQUERIA

GRILL **Century 21**
RESIDENTIAL REALTY SERVICES

VICKERS **THE STOUT BROTHERS**
ROSWELL BEER MARKET

THE VICK

Carlisle's

VICKERY MILL ELEM.

THE CHAMBRAY: 125-KEY HOTEL

EST. 1974

SOUTHERN POST
ROSWELL, GEORGIA

CVS

ROSWELL VILLAGE

ROSS **Marshalls**
DRESS FOR LESS

Jimmy John's **Starbucks** **CRUNCH pop shelf**
SANDWICHES FITNESS

VARIAN BREWING **陣 JINYA**
RAMEN BAR

CANTON ST RESTAURANTS

CEVICHE **SALT** **GATE CITY**
ROSWELL, GEORGIA

1920 **ROCK 'N TACO** **STEAKS**

LUCCA **the mill**
Kitchen & Bar

Gouper **SUMMIT COFFEE** **Spiced Right**
TIPSY TIGER **Jeans!** **Filchard's**

mb **Chaplins**

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%

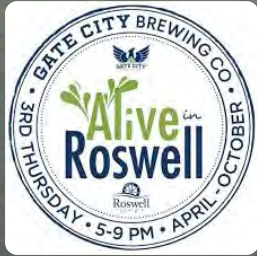
White Collar Jobs



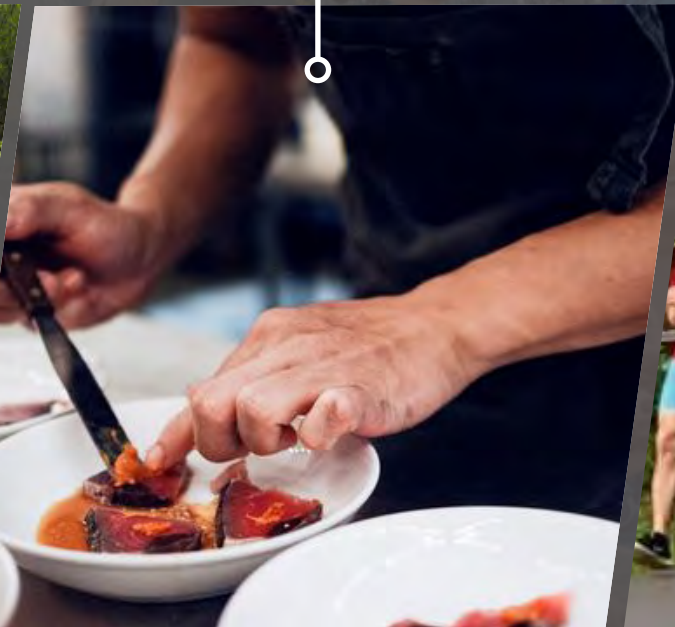
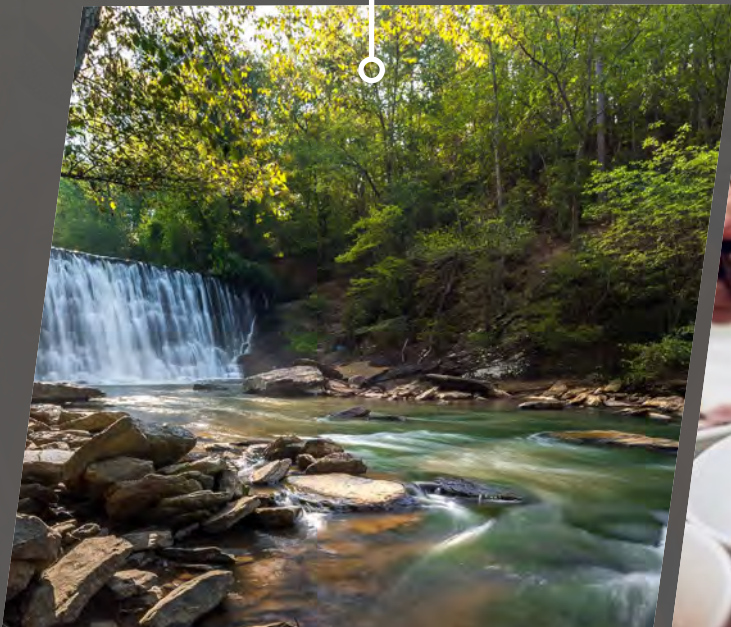
5,000+

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

WOODSTOCK ST ± 37,500 AADT

ALPHARETTA ST ± 26,900 AADT

CANTON ST ± 17,730 AADT

monkey 68

OSTERIA MATTONE



BUTTER & CREAM



VN25

LINEA FLAGE

TABLE & MAIN
A SOUTHERN TAVERN

Off+Ve



± 17,730 AADT NORCROSS ST

VARIANS BREWING 陣 JINYA RAMEN BAR

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
Roux
LOYAL TAVERN



PINE GROVE RD ± 12,100 AADT

CANTON ST RESTAURANTS

CEVICHE STEAK ZEST
VAS TRUE GREEK COOKING

ROSWELL CULTURAL ARTS

Roswell City Hall
Google Earth

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

AZOTEA
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

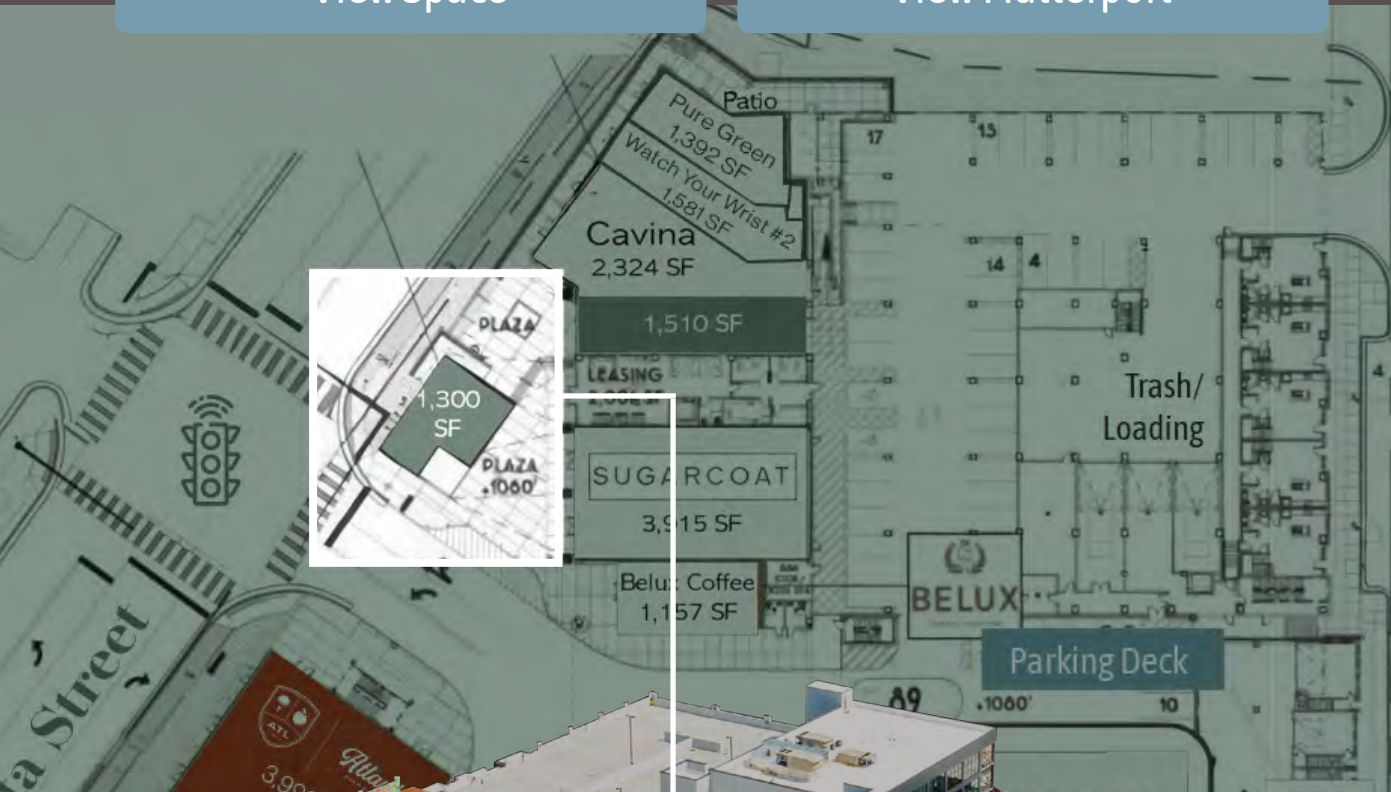


For Lease

1,300 SF Restaurant/Retail Space

View Space

View Matterport





For Lease

1,510 SF Restaurant/Retail Space

View Space

View Matterport







SOUTHERN · POST ·

1055 Alpharetta Street | Roswell, Georgia 30075

Exclusively Listed By

Adrienne Crawford
Senior Vice President

(404) 905-5719

adrienne.crawford@matthews.com
License No. 303241 (GA)

Lily H. Heimburger
Senior Vice President

(404) 905-5629

lily.heimburger@matthews.com
License No. 260232 (GA)

Broker of Record

Maxx Bauman
License No. 451849 (GA)
Firm No. 80041 (GA)

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