

FREESTANDING ROSWELL BUILDING FOR SALE

205 NORCROSS STREET, ROSWELL GA

, ROSWELL, GA 30075



FOR SALE

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

PRESENTED BY:

SCOTT MORCHOWER

Director, Associate Broker

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334182, GA

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.



OFFERING SUMMARY

PRICE: \$1,799,000

BUILDING SF: 3,690

RENTABLE SF: 3,690

FLOORS: 2

LOT SIZE: 0.65 Acres

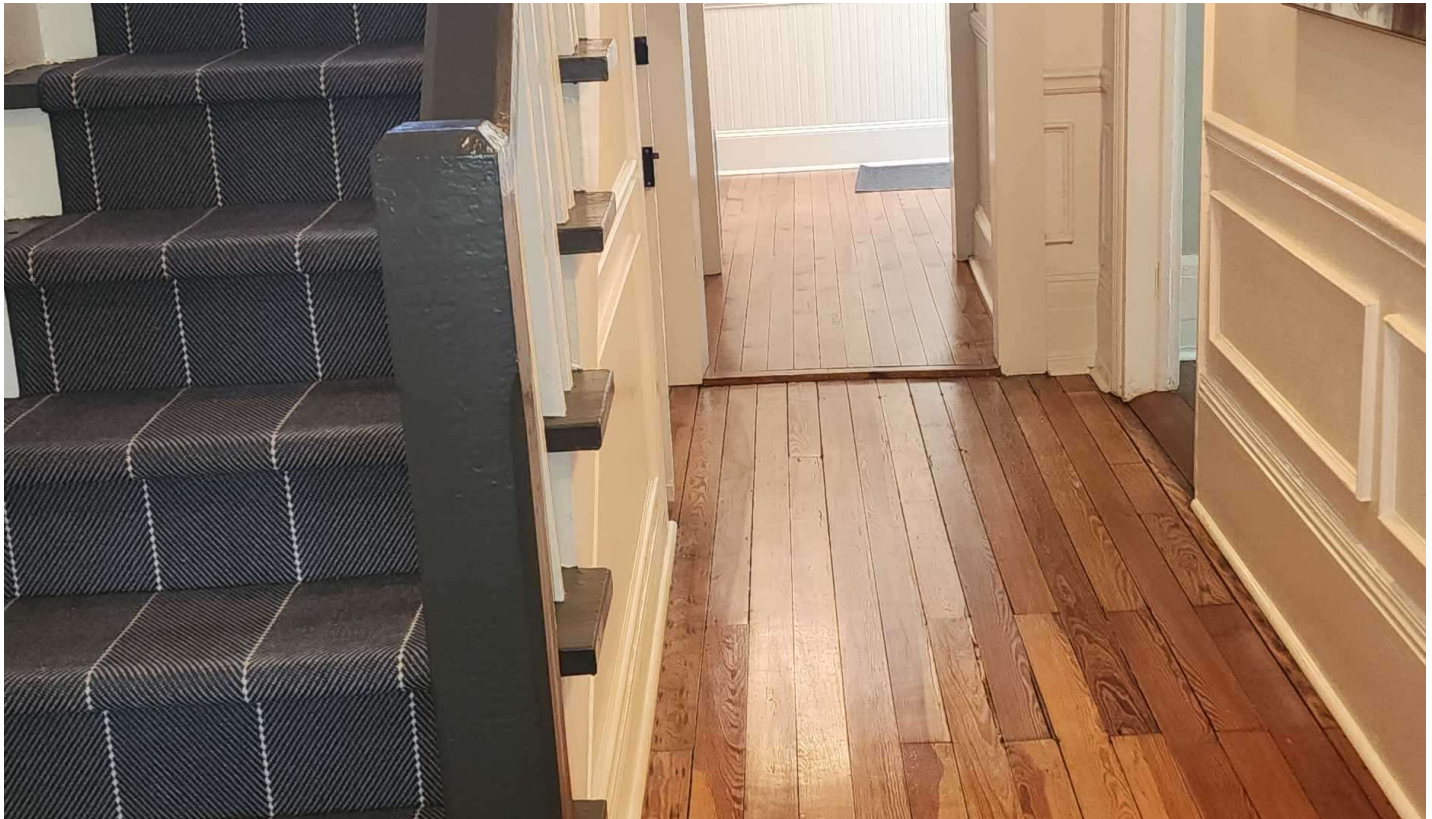
- Great Old Roswell Location
- Across from the New Southern Post Mixed Use complex
- Lots of parking
- Room to add another building
- New Surfaced Parking lot
- Front and Rear entrances
- Well maintained
- Move-in Ready

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PROPERTY PHOTOS



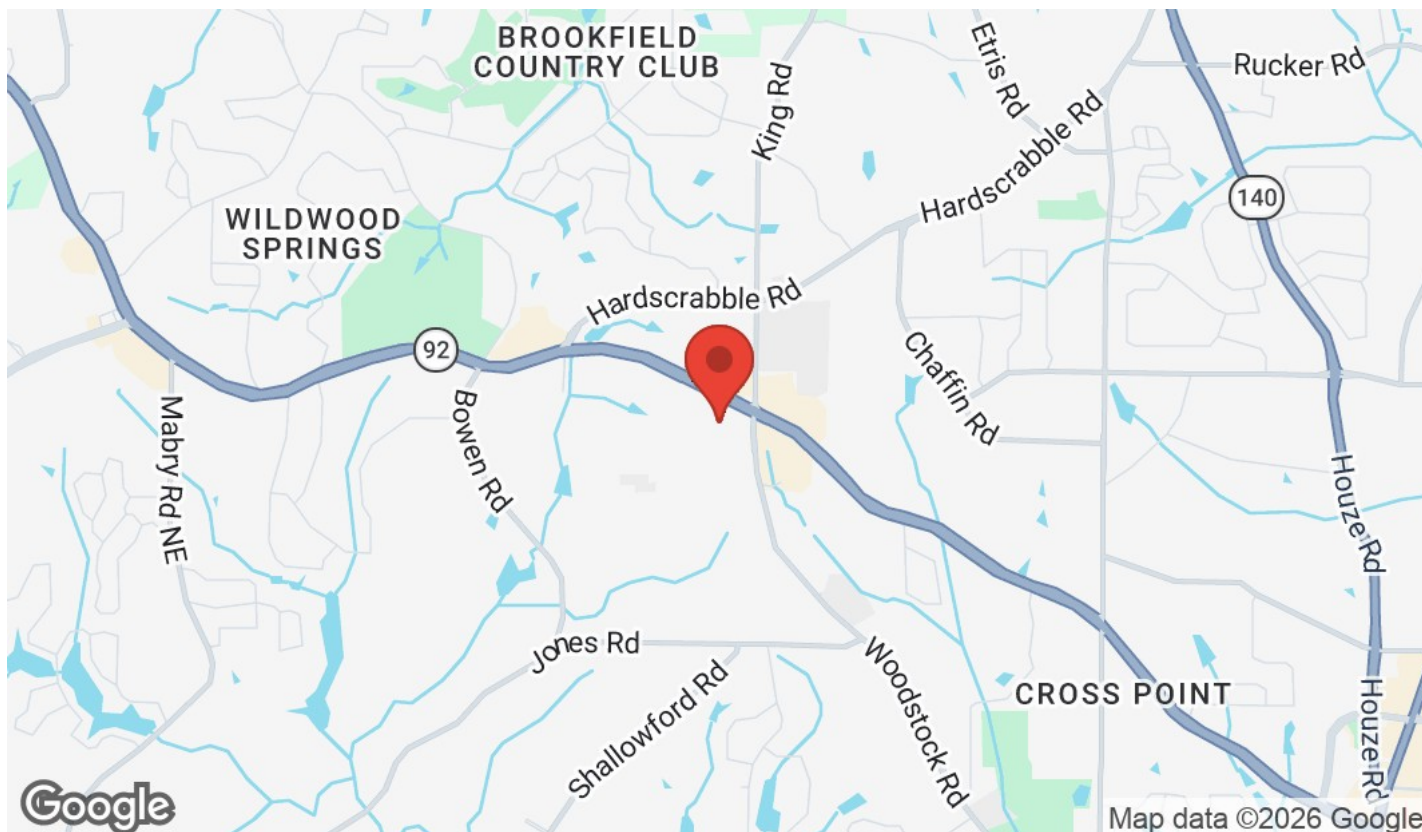
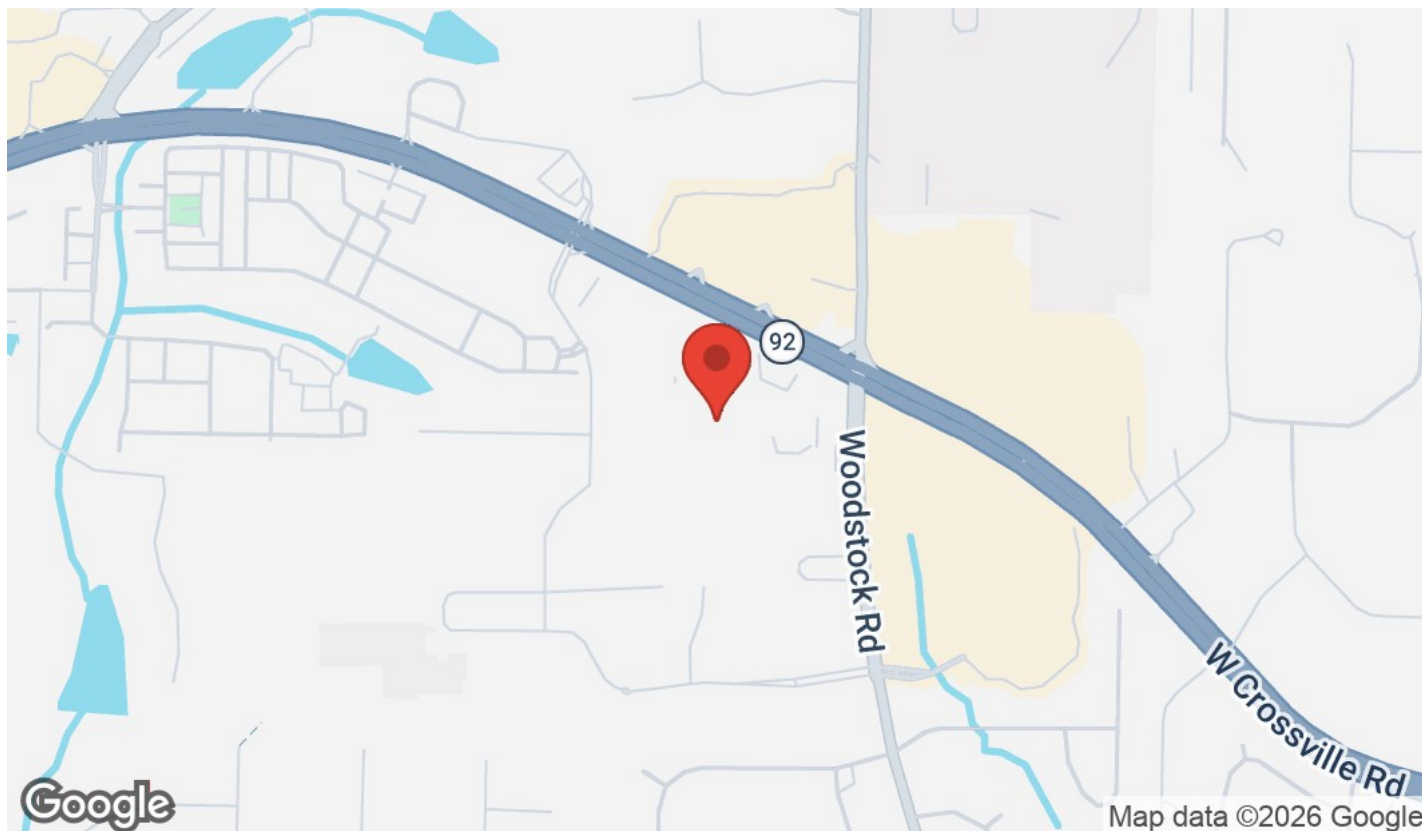
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LOCATION MAPS



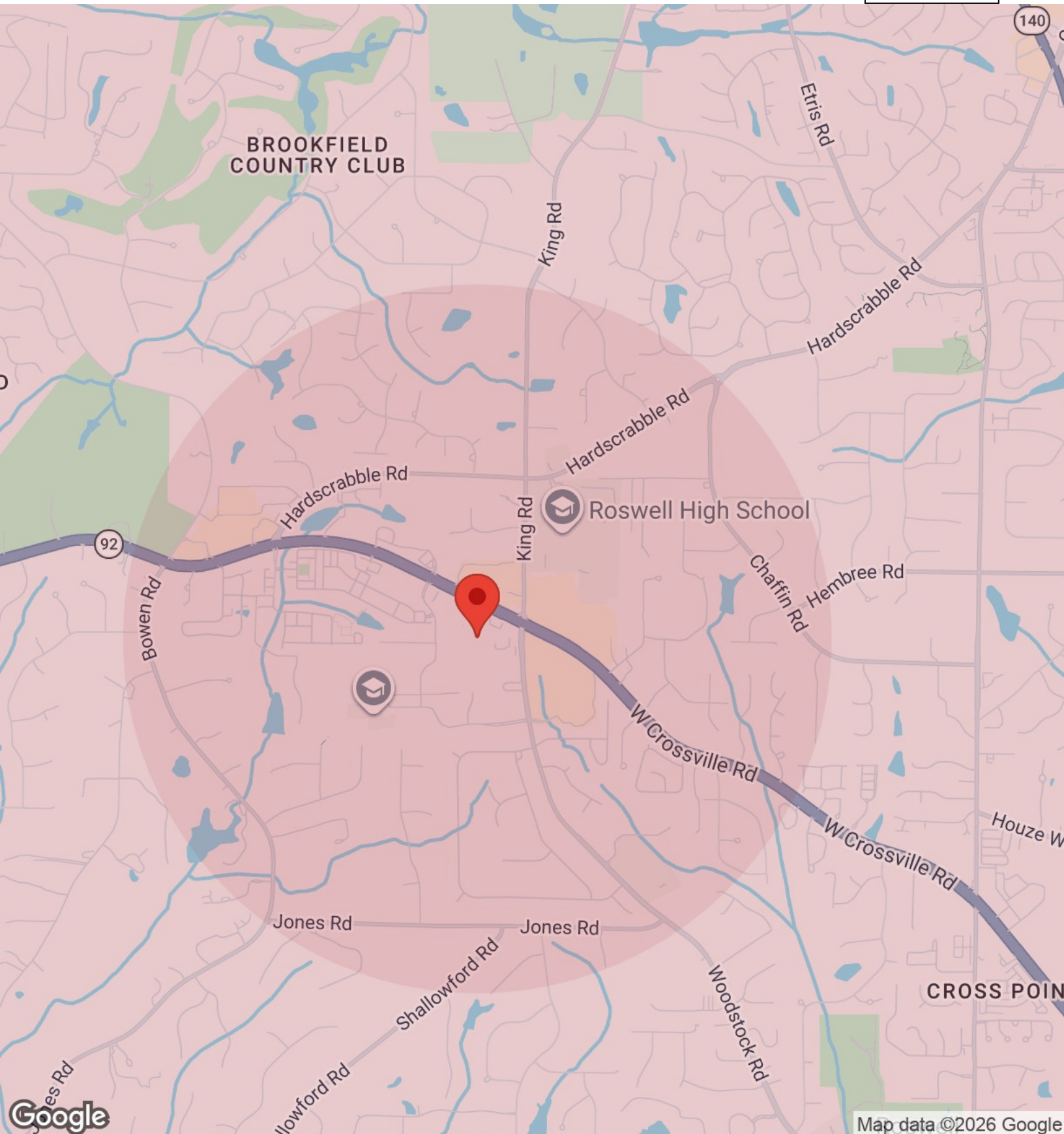
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BUSINESS MAP



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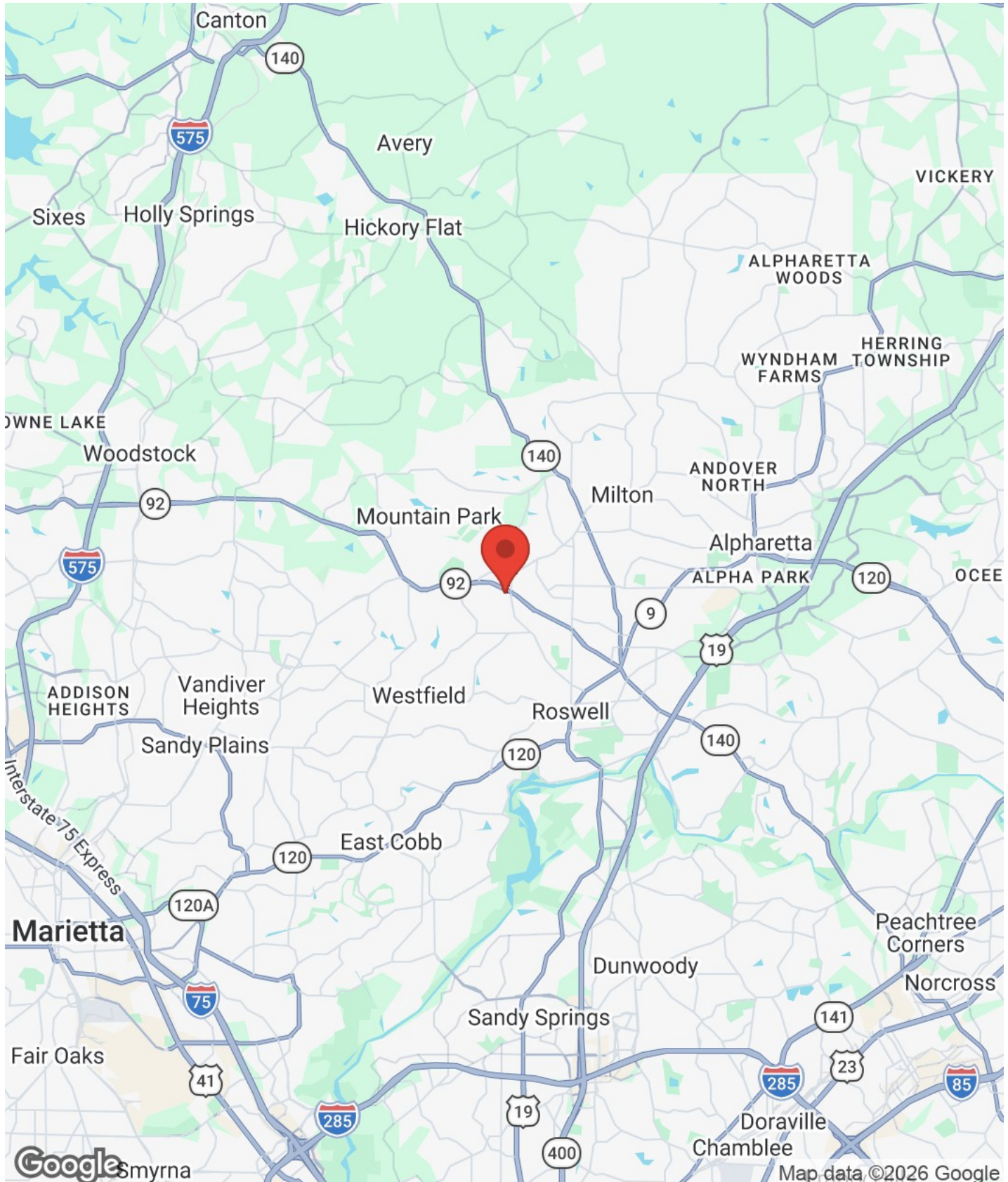


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Map data ©2026 Google

REGIONAL MAP



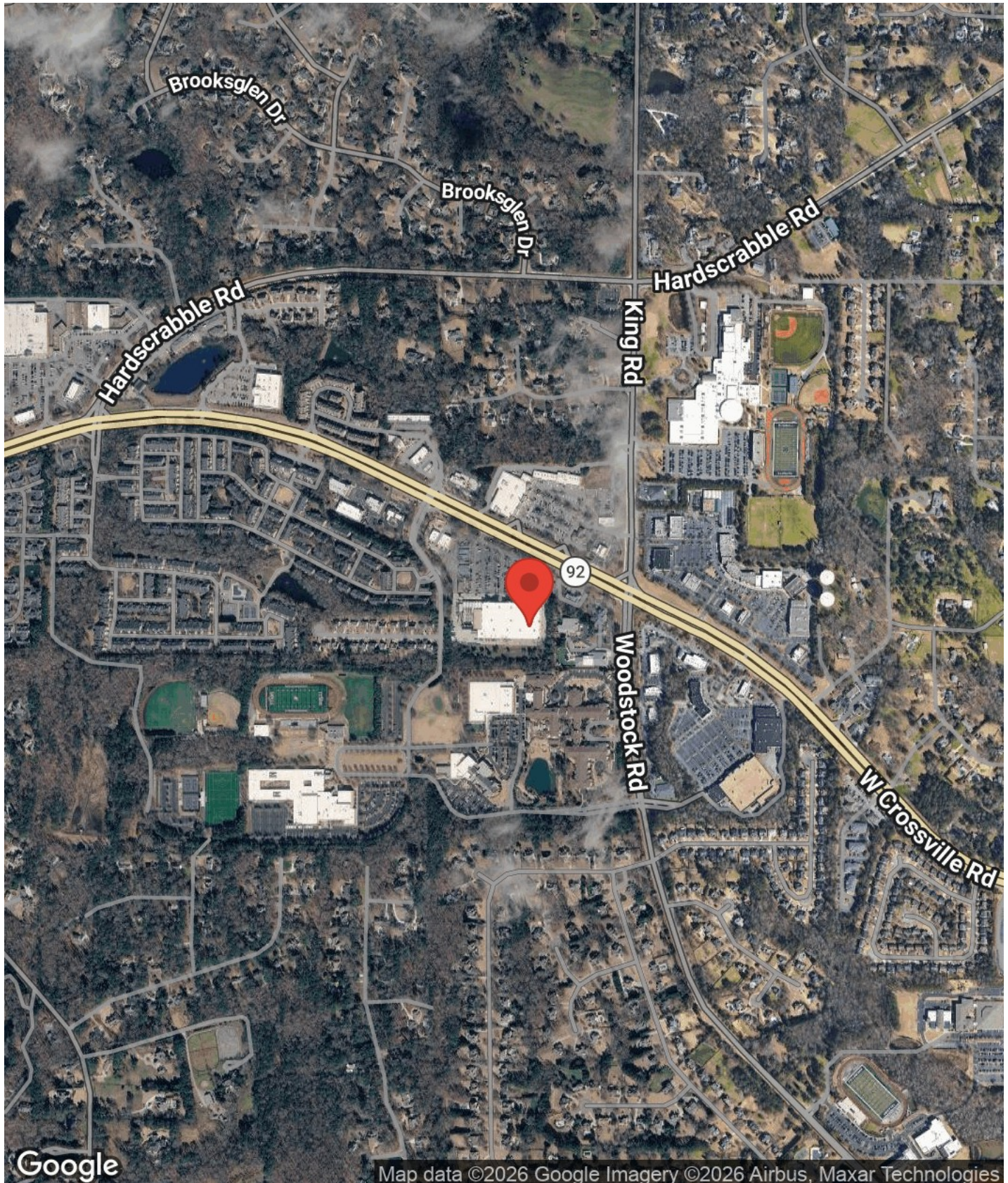
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AERIAL MAP



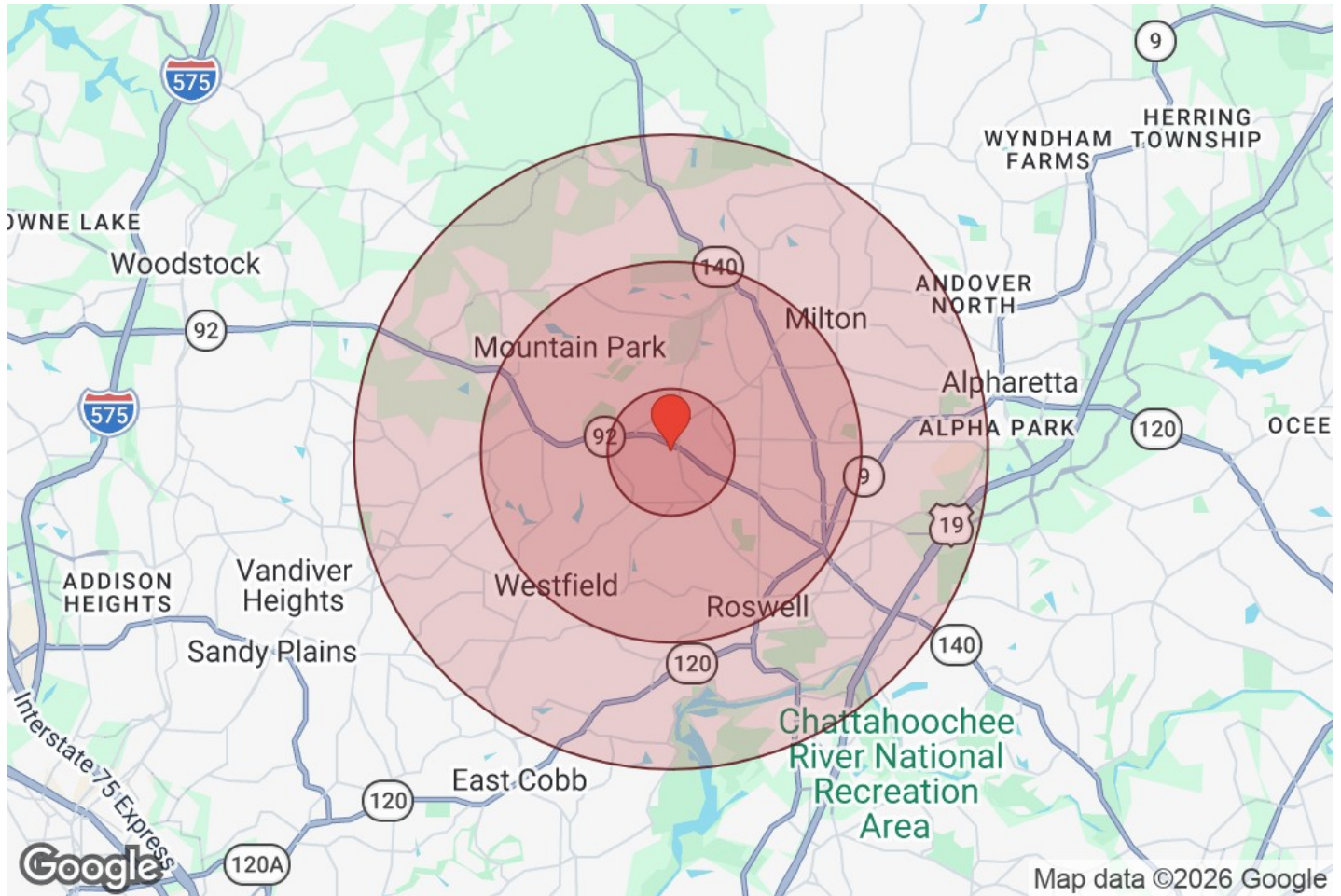
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DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,756	24,732	75,056
Female	2,096	25,850	78,757
Total Population	3,852	50,582	153,813

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,663	34,381	95,303
Black	619	7,425	24,933
Am In/AK Nat	2	25	92
Hawaiian	1	5	31
Hispanic	240	3,839	17,519
Asian	254	3,718	12,336
Multiracial	70	1,118	3,369
Other	3	71	246

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,805	20,340	62,292
Occupied	1,649	18,738	57,994
Owner Occupied	1,424	16,365	44,077
Renter Occupied	225	2,373	13,917
Vacant	156	1,602	4,297

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	605	9,245	28,393
Ages 15 - 24	398	5,587	18,411
Ages 25 - 54	1,215	17,830	59,269
Ages 55 - 64	585	7,258	20,525
Ages 65+	1,049	10,663	27,215

Income	1 Mile	3 Miles	5 Miles
Median	\$175,180	\$180,315	\$154,676
Under \$15k	55	519	2,350
\$15k - \$25k	16	276	1,346
\$25k - \$35k	63	518	1,824
\$35k - \$50k	66	626	2,581
\$50k - \$75k	94	1,340	5,263
\$75k - \$100k	171	1,522	4,930
\$100k - \$150k	252	2,762	9,970
\$150k - \$200k	213	2,977	7,849
Over \$200k	718	8,197	21,882

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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025 Multi-Million Dollar Club Lifetime Phoenix member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

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