

KW Commercial

For Sale

**122 NORCROSS STREET ROSWELL GA.
LOCATED IN HISTORIC ROSWELL**

Approx. 1,530 sq. ft. bldg on approx. .204 acres
Roswell, Fulton County, Georgia 30075



EXCLUSIVELY PRESENTED BY:



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KW Commercial

Executive Summary and Overview



Executive Summary

KW Commercial has been retained by Donavics, Inc. to exclusively market 122 Norcross Street, a 1,530 square foot office/retail building located at the corner of Norcross St. and Frazier St. in Historic Downtown Roswell, Ga. The building is currently use by the owner as his place of business which is a Barber and Hair Styling Salon.

The site is adjacent to 15 + acres consisting of The Value Place Shopping Center and The Frazier Street Apartments. This is owned by a local development company that plans to develop a high-end mixed-use development on this site within the next few years.

Investment Merits

- Excellent visibility on Norcross Street and Frazier Street with a signalized traffic light
- High traffic count of more than 17,000 cars per day (2007) on Norcross Street
- Adjacent to the Roswell Public Library, the Roswell Cultural Arts Center, Roswell's City Hall, the Historic Josephine Skinner Plantation, and one block from The Canton Street District.
- Some existing Hair Styling furniture will remain
- The owner has operated a successful Barber and Hair Styling business at this location for over 29 years. Average gross receipts for the past 5 years have been \$76,458 per year
- A new owner/user should be able to capture most of the existing clients
- An owner occupant can take advantage of attractive SBA 504 financing
- The property is in Roswell's "**Opportunity Zone**" which allows a business hiring two or more full time new employees a \$3,500 tax credit per employee for 5 years
- The property is located one block from the popular **Canton Street District** which is considered the "**Virginia Highlands**" of Downtown Roswell

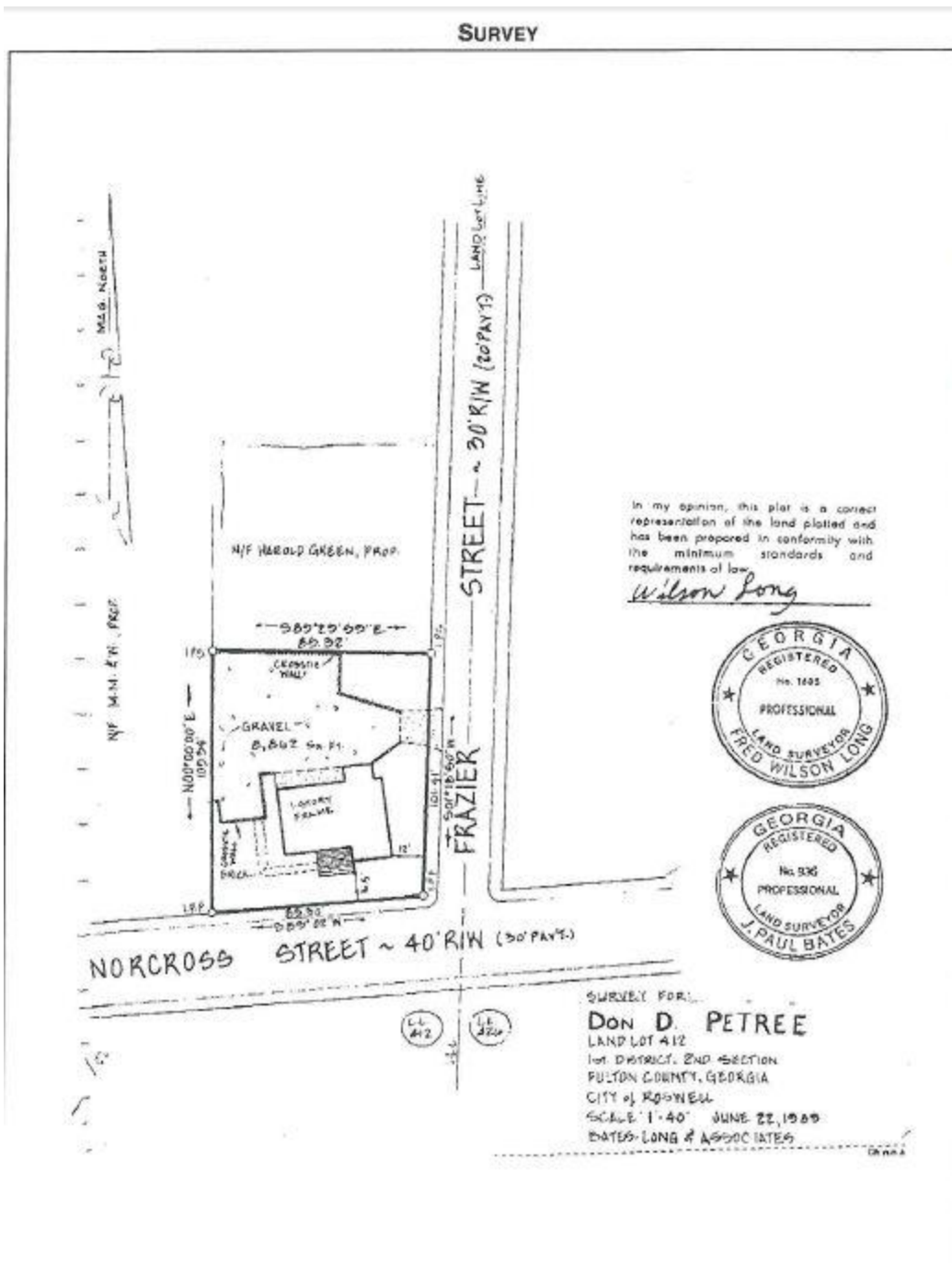


Property Overview

Location	N.W. corner of Norcross Street and Frazier Street, Roswell, Ga. 30075
Approx size of bldg/land	1,530 sf building on .204 acres
Parking	Landlord states there are approximately 7 existing parking spaces. If the rear of the site is graded, there will be the potential for 8 more.
Offering Price	\$500,000
Zoning	C – 1 Commercial
Overlay District	The property is located in both The Historic District and the Midtown Overlay District which allows a user the most flexible options.
Lease/Purchase Option	The owner will consider a lease with an option to purchase for a qualified prospect. Terms to be negotiated.

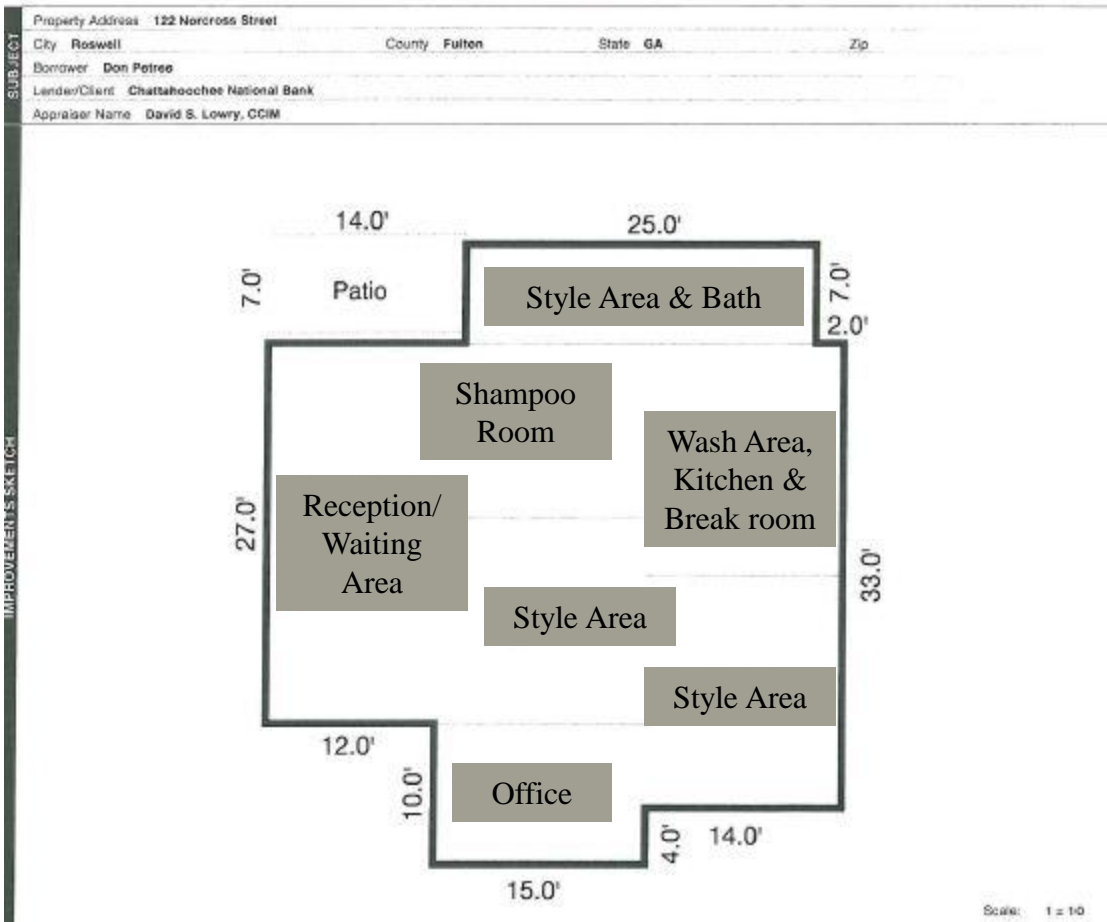


Property Survey



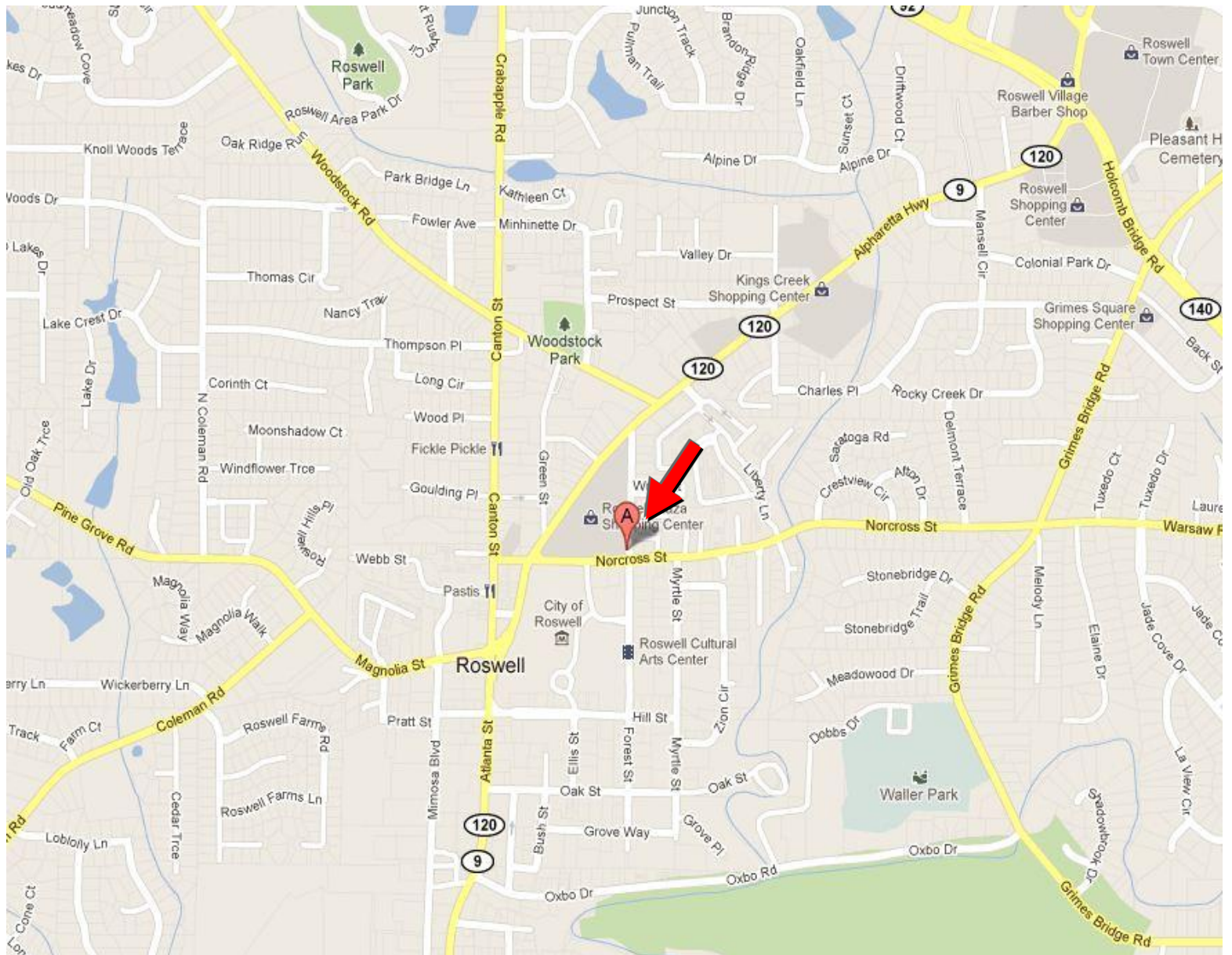
Floor Plan

Building Sketch



Location





Demographic Overview

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



Aerial of Site

