



A mixed-Use development in the heart of Roswell, Georgia

RETAIL & RESTAURANT FOR LEASE



1055 Alpharetta Street | Roswell, Georgia 30075 | Fulton County

DOWNTOWN ROSWELL

Location

A five-minute walk to Canton Street, Southern Post is located in the heart of the highly desirable Downtown Roswell. It offers the true live, work, play experience adding to an already vibrant community. Southern Post, through its name, architecture and design, gives a nod to the area's historical charm has become the community's gathering "post." Offering modern amenities and green spaces throughout the development along with retail and residential, Southern Post is the place for the modern-day family, business and employee to thrive.



meet, greet, live, work & eat

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

ROSWELL AT A GLANCE

91,293

Estimated Population

40

Average Age

\$163,080

Average Household Income

52%

Average Households with
Incomes Over \$100,000

\$636,610

Average Home Value

65%

Ages 25+ have College Degrees

104,000

Daytime Population

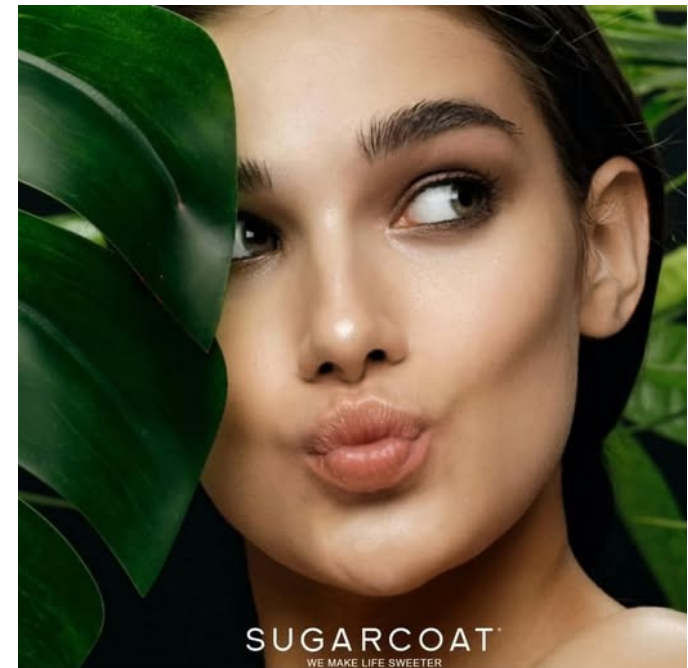
74%

White Collar Jobs

5,000+

Registered Businesses

SOUTHERN POST RETAIL + SERVICES



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SOUTHERN POST DINING



Bey



Davinci's Donuts



Azotea Cantina



Grana

History of the Name

The name Southern Post is a nod to the old Southern Skillet restaurant and pays homage to the Southern Mills General Store, the first retail store serving the community surrounding the Mill. Architecturally, the site is designed to fit with the city's historic district. Local Firm, Linen & Flax, helped rebrand the old Southern Skillet Plaza as the new Southern Post - a gathering place for the community that offers modern amenities and celebrates the city's historical significance.

Downtown Roswell

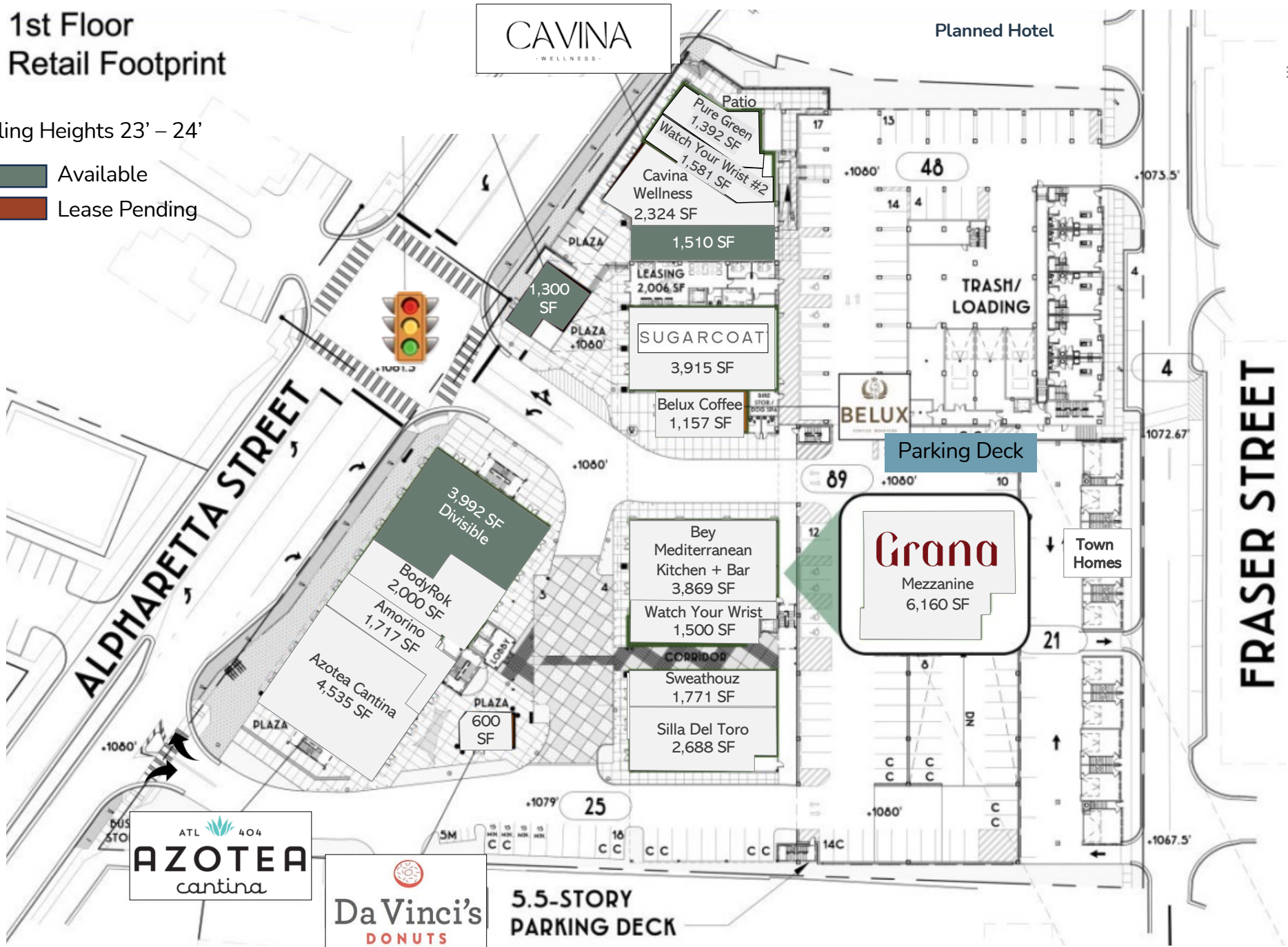
Downtown Roswell is known as a "foodie destination" with an impressive array of dining experiences. The Chattahoochee River runs nearby, offering seven miles of wooded trails, and a Nature Center for kayaking, canoeing, zip-lining and eco-canopy walks. Downtown Roswell has an active arts community with a professional live theatre, artist markets, and seasonal events like The Azalea Festival, Roswell Roots: a festival of African American history and culture, Fun Runs and monthly "Alive in Roswell" evenings with live bands and food trucks that draw thousands of families into the city.

SITE PLAN 42,000 ± RETAIL & DINING

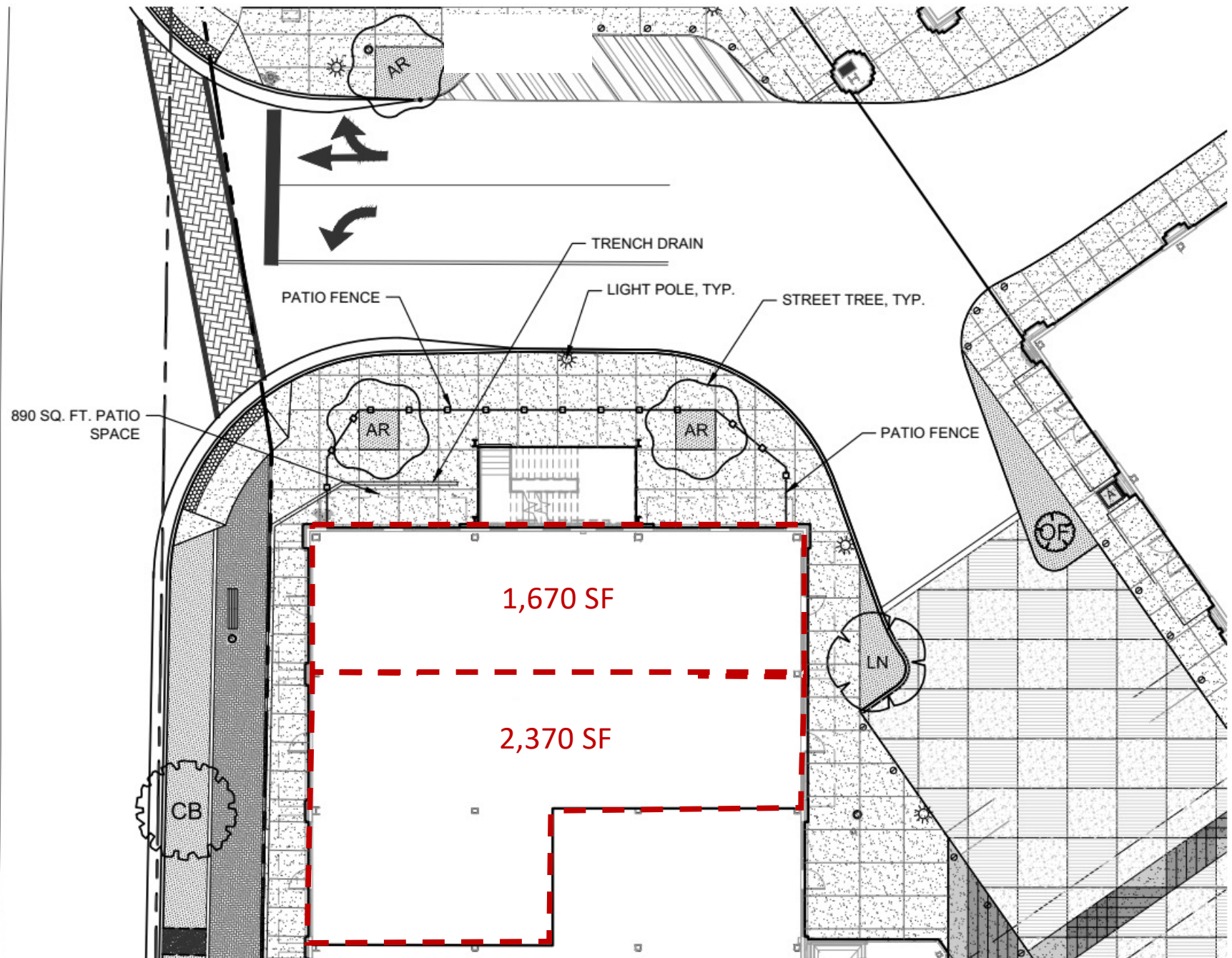
1st Floor Retail Footprint

Ceiling Heights 23' – 24'

- Available
- Lease Pending



3,992± SF RESTAURANT SPACE DIVISION



PROJECT DETAILS

LUXURY APARTMENTS + EXCLUSIVE TOWNHOMES



LOFT OFFICE SPACE



136,127 SF

Total Size



42,000 SF

Retail & Dining



95,000 SF

Loft Office Space



128

High-End Apartments



600+ Parks

Paid Parking Deck



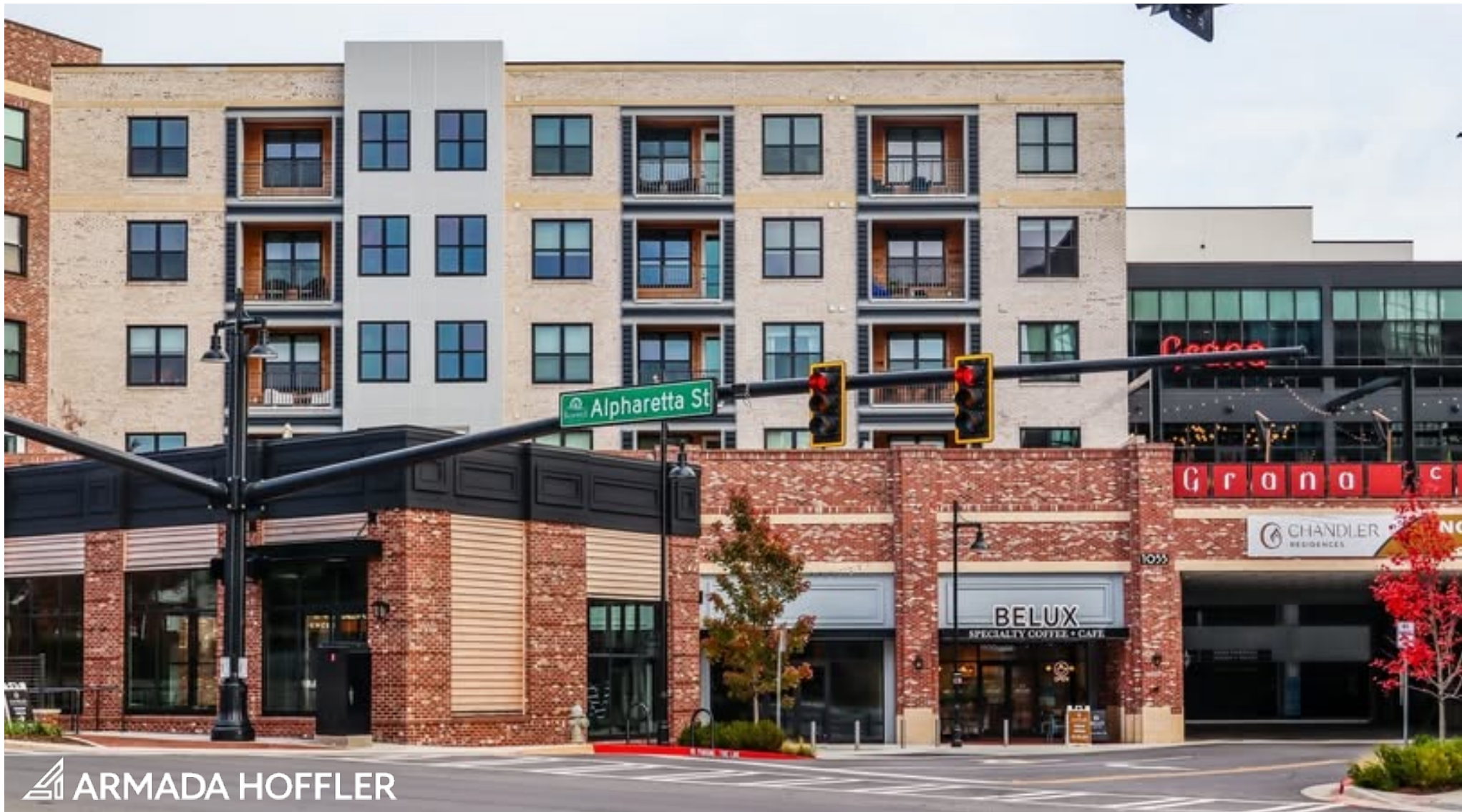
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Exclusive Townhomes



Hotel

New Boutique Hotel
Coming Soon



The Leasing Team

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COLOR PALETTE

NAVY

CMYK
86, 69, 48, 41
RGB
41, 59, 77
Hex
#293B4D

SAGE

CMYK
61, 40, 53, 12
RGB
108, 122, 114
Hex
#6C7A72

LIGHT BLUE

CMYK
60, 27, 24, 0
RGB
118, 156, 175
Hex
#769CAF

COPPER

CMYK
27, 82, 96, 21
RGB
156, 67, 38
Hex
#9C4326

WARM GREY

CMYK
61, 58, 57, 33
RGB
87, 82, 81
Hex
#575251

WHITE

CMYK
0, 0, 0, 0
RGB
255, 255, 255
Hex:
#FFFFFF

BLACK

CMYK
0, 0, 0, 100
RGB
0, 0, 0
Hex:
#000000

