



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

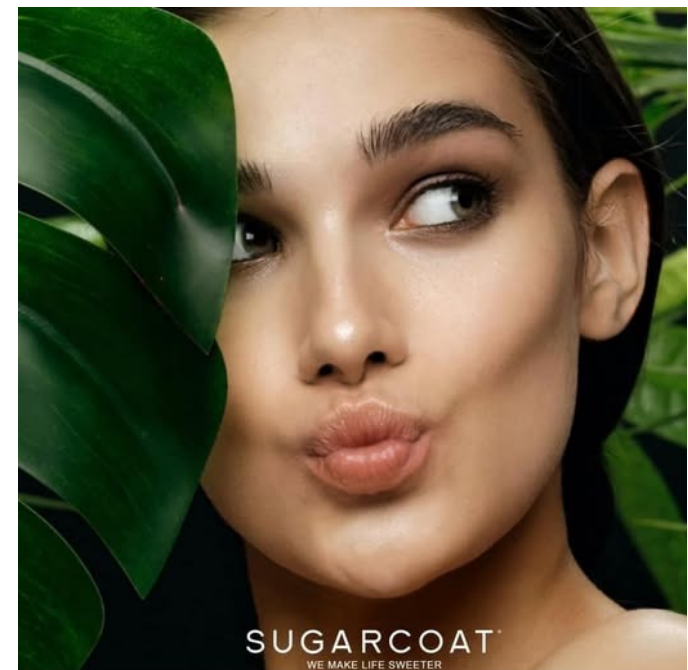
**74%**

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.

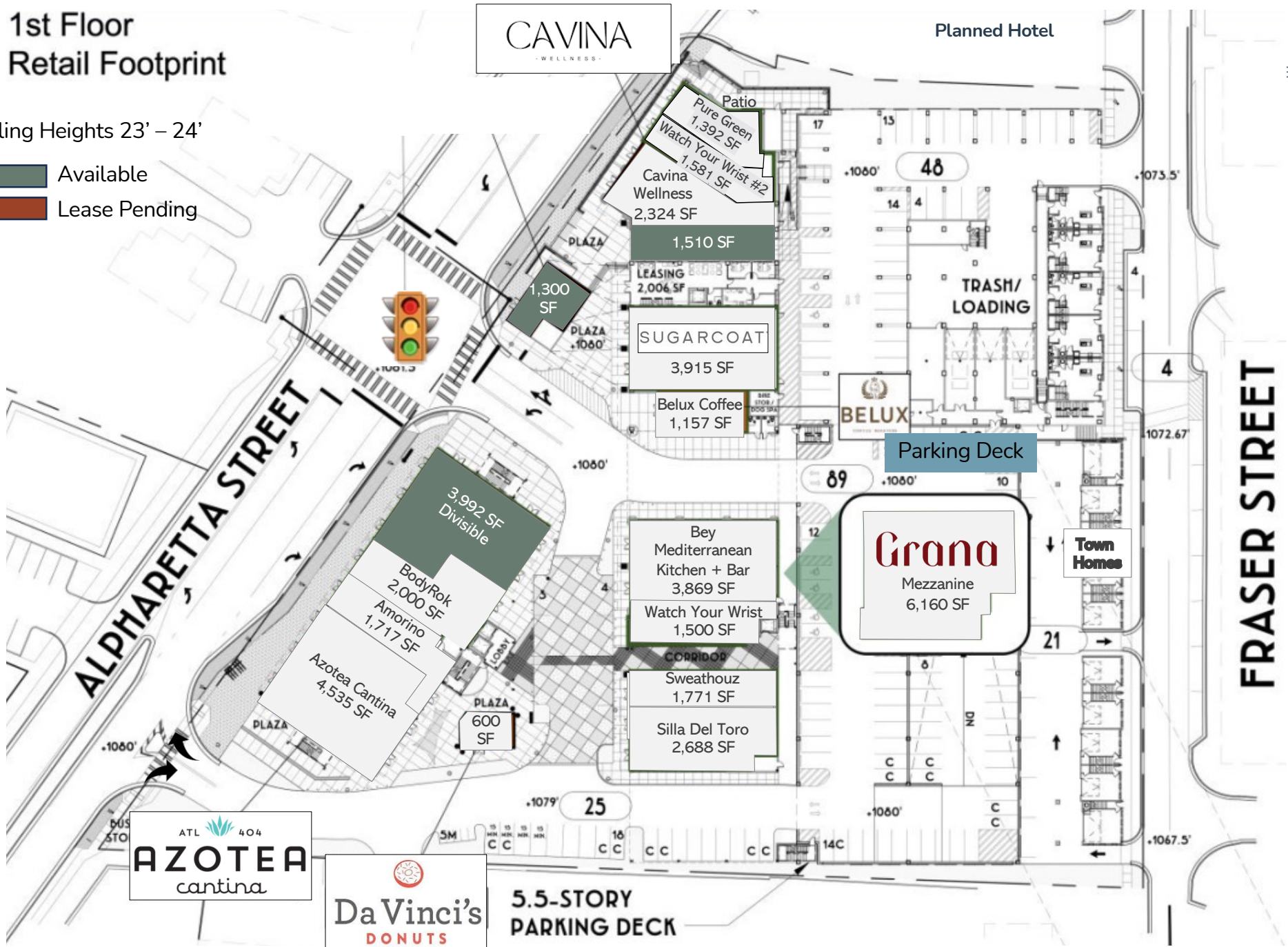


# SITE PLAN 42,000 ± RETAIL & DINING

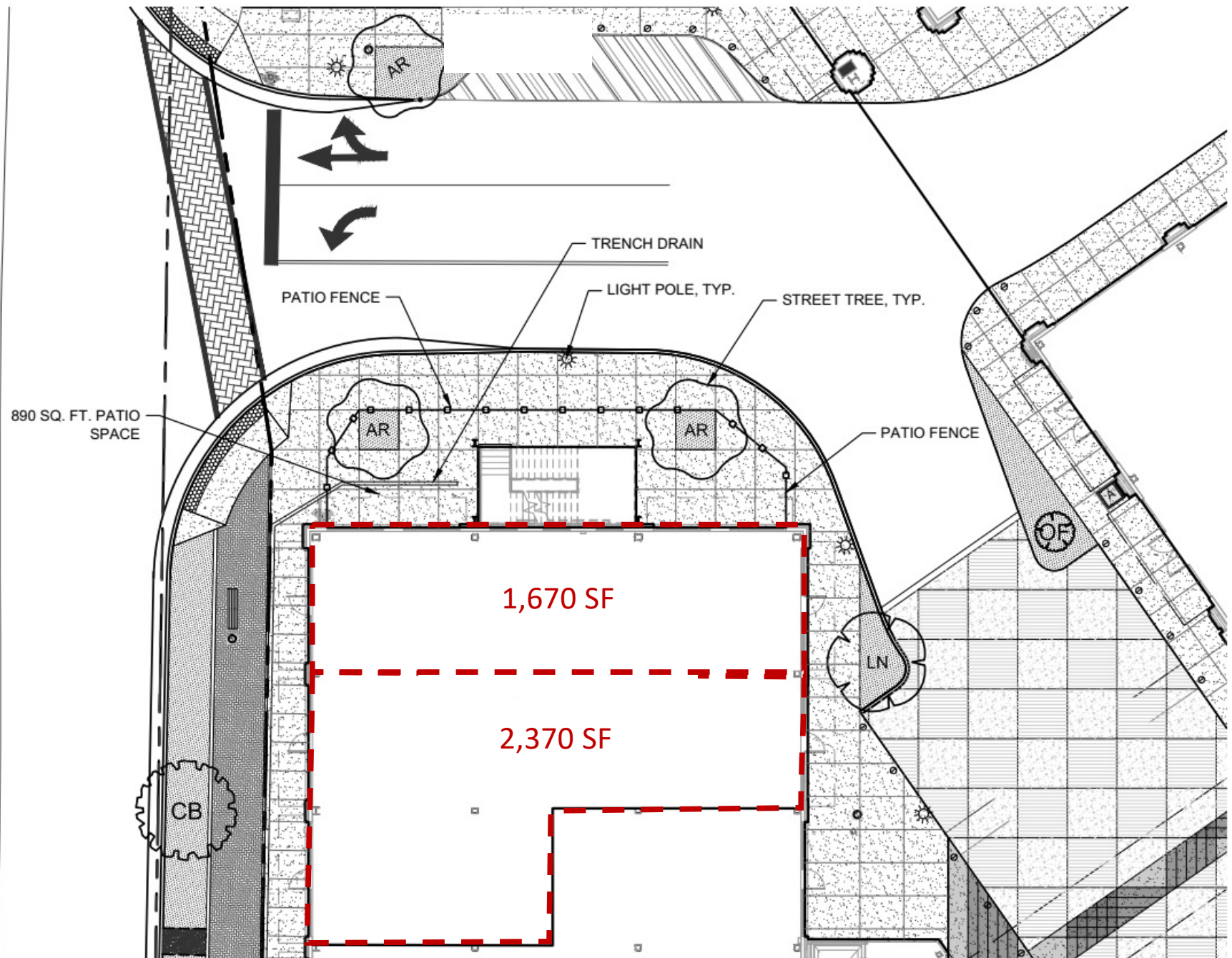
## 1st Floor Retail Footprint

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



**9**

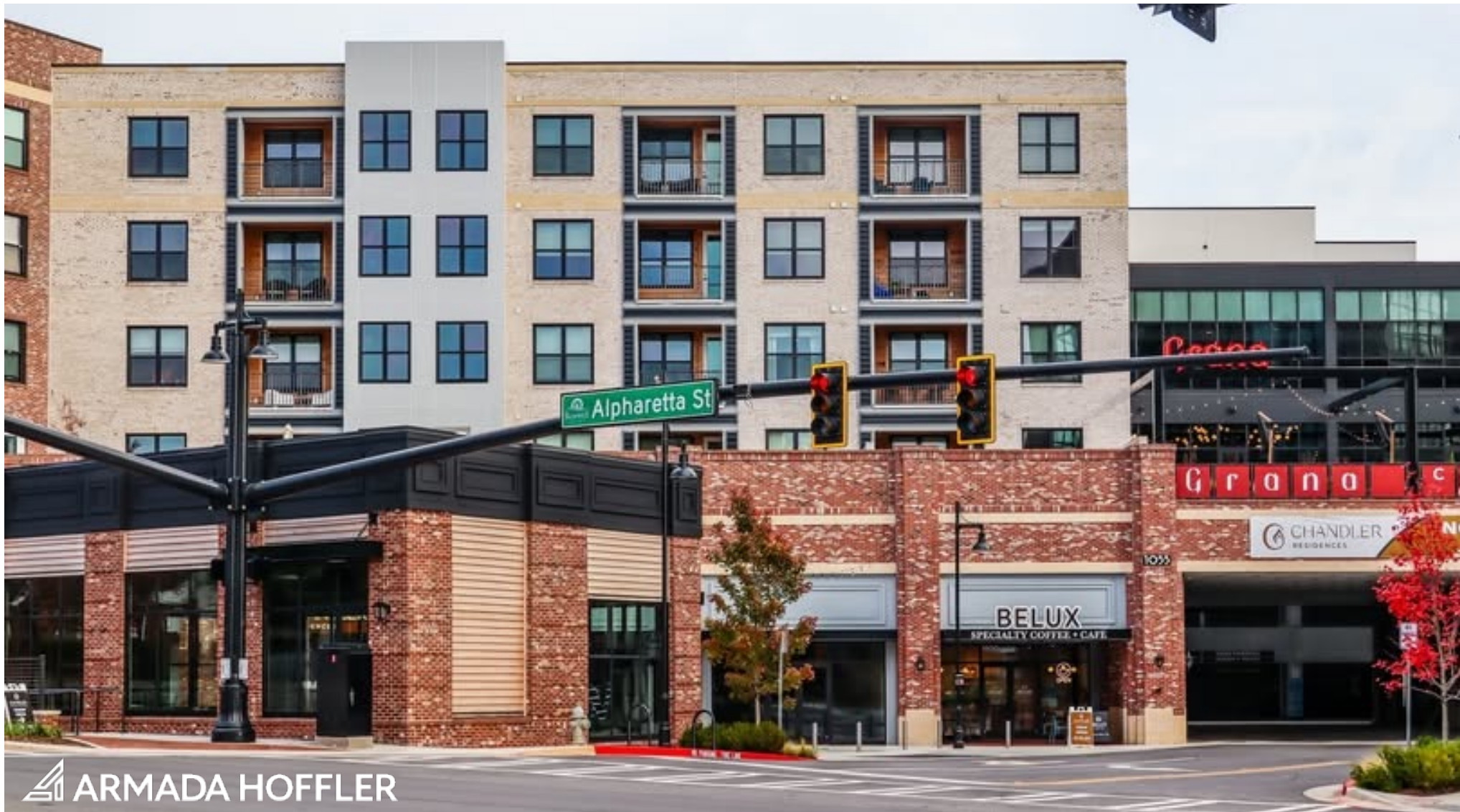
Exclusive Townhomes



**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

