



**SOUTHERN**  
·POST·





# location

**1037 Alpharetta Street, Roswell, GA 30075**

Located in the heart of the highly desirable Downtown Roswell, Southern Post 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 areas historical charm and will become the community's gathering "post." Offering modern amenities, green spaces and gathering points throughout the development along with retail and residential, Southern Post is positioned to be the place for the modern-day family, business and employee to thrive.



experience

# We Are Roswell



Located in downtown Roswell off Alpharetta Highway with access to Fraser Street and Canton Street, Southern Post is the central meeting point for the city. Downtown Roswell has become known for its cuisine offering over 150 restaurants to choose from. The endless array of entertainment such as Alive in Roswell, The Azalea Festival, Roswell Roots, Fun Runs, indoor Super Kart, and evenings with live bands and food trucks draw thousands of families into the city throughout the year. For the outdoor enthusiasts, the Chattahoochee River runs nearby with seven miles of wooded trails and a Nature Center for kayaking, canoeing, zip-lining and eco-canopy walks. In addition, the retail is endless as a stroll through the Historic District will prove with storefronts, art galleries, and unique boutiques.





Available Retail  
& Office

Alpharetta Highway

Alpharetta Highway

# The Master Plan



Southern Post will contain 42K sf of upscale retail space, 95K sf of loft-style, open-concept office space, 128 high end apartments, and 9 single family townhomes all within downtown Roswell.



LIVE

WORK

PLAY

CONNECT

# LIVE



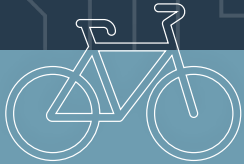
- 128 apartment units
- 9 townhomes at the Chandler Residences
- 455 apartment units within a ½ mile radius
- 3,361 total housing units within one mile

# WORK



- 95,000+ SF of loft office space
- Onsite amenities
- 3/1000 parking ratio and free covered parking
- Floor to ceiling glass
- Efficient floor plates up to 15,000 SF
- 600 parking spaces with over 500 covered
- Signage opportunities to anchor tenants
- Access controlled space

# PLAY



- 42,000 SF of retail space
- Chattahoochee River: canoeing, zip-lining, hiking and family fun
- Immediate walkability to Canton Street/ restaurants
- Located in the open container entertainment district

# CONNECT



42,000 square feet of retail space



95,000 square feet of office space



128 luxury apartments



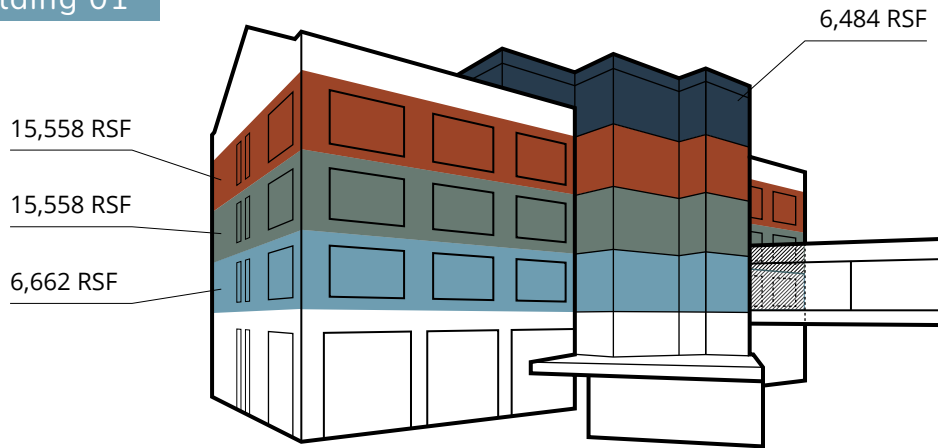
9 exclusive town homes



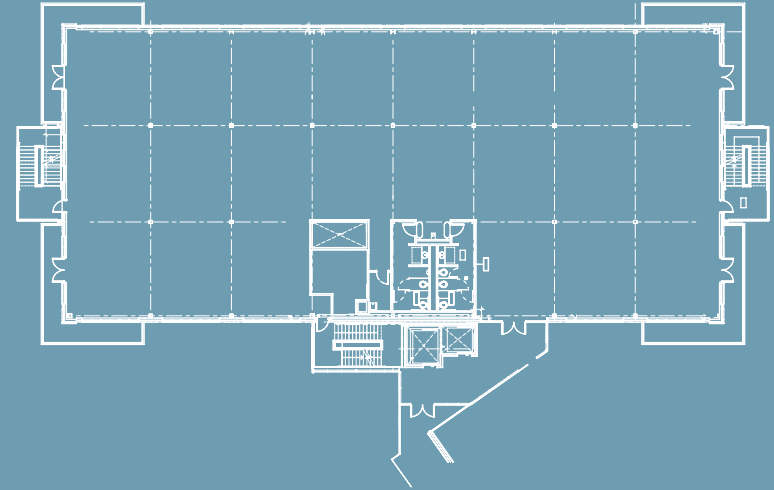
600 parking spaces with parking deck

# Office Availabilities

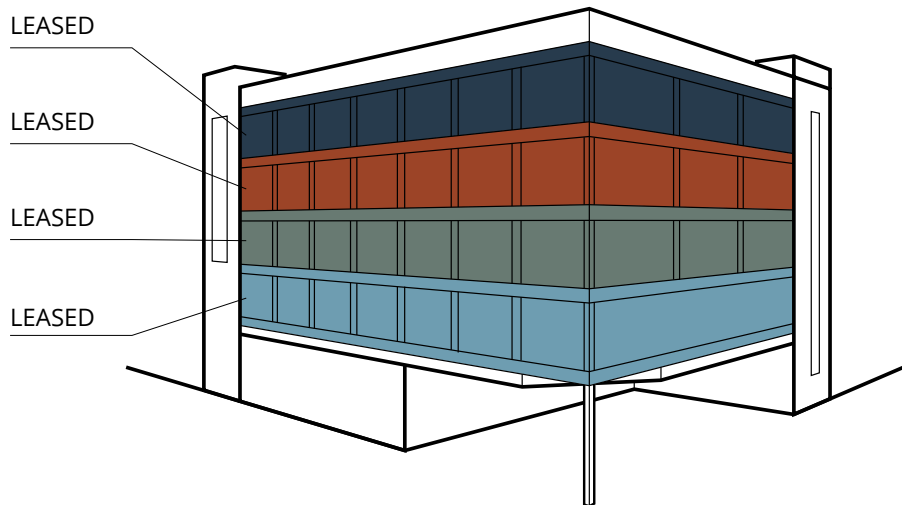
Building 01



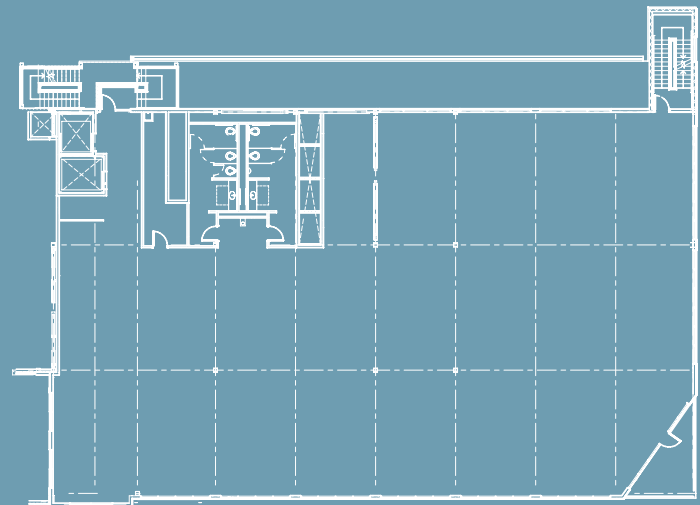
Building 01 | Level 03 | 15,558 SF



Building 02



Building 02 | Level 03 | 12,534 SF







# Retail at Southern Post

With over 42K RSF of high-end, chef-driven restaurant and retail outdoor patio activation, Southern Post presents an unparalleled consumer and user experience that synergizes with the walkable Historic Roswell and Canton Street districts to create the ideal space for the modern tenant.

Grana



CAVINA  
MED SPA



BODYROK

# Retail at Southern Post



# A Taste of Roswell



## ROUX ON CANTON

946 Canton St | 0.4 mi



## VARIANT BREWING

66 Norcross St | 0.3 mi



## SALT FACTORY

952 Canton St | 0.4 mi



## LITTLE ALLEY STEAK

955 Canton St | 0.4 mi



## ADELE'S ON CANTON

1169 Canton St | 0.7 mi



## TABLE AND MAIN

1028 Canton St | 0.4 mi



## GATE CITY BREWING CO.

43 Magnolia St | 0.5 mi



## PURE TAQUERIA

1143 Alpharetta St | 0.4 mi

# The Difference in Roswell

## Roswell Demos & Single-Family

**94,458**

Est. 2022 Population

**40**

Average Age

**\$167,053**

Average Household Income

**52%**

Of Households Have an  
Income of \$100,000 or More

**\$392,369**

Average Home Value

**65%**

Of Population 25+ Has a  
College Degree

## Roswell Multifamily

**8,218**

Multi-family units

**\$1,751**

Average Market Rent  
(\$1.63/sf)

**10.5%**

Vacant



## Roswell Jobs

**103,496**

Daytime Population

**53,511**

Total Employment

**74%**

White Collar Jobs

**\$489M**

Capital Investment  
Since 2017

**5,000+**

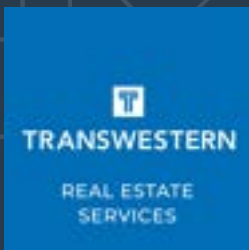
Registered Businesses





**SOUTHERN**  
**POST.**

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