

Retail & Restaurant for Lease

Mixed-Use development in the heart of Roswell, Georgia




SOUTHERN
. POST.

1055 Alpharetta Street | Roswell, Georgia 30075


MATTHEWS™ AH REALTY TRUST



1055 Alpharetta Street

Roswell, GA 30075

Location

Situated at the gateway to Historic Downtown Roswell, Southern Post is positioned along Marietta Highway at the entrance to Canton Street. The property offers walkable access to Roswell's vibrant dining, retail, and entertainment corridor while maintaining convenient connectivity to GA-400 and the greater North Fulton market.

Access

Easily accessible via GA-400 (Exit 7 – Holcomb Bridge Road), just minutes east of the interchange. Approximately 15 minutes north of the North Springs MARTA Station. The property sits directly along Marietta Highway with pedestrian connectivity to Canton Street and surrounding neighborhoods.

Highly Walkable & Bike-Friendly

Located steps from Canton Street and near the Roswell Riverwalk and area trail systems, offering strong pedestrian and cycling accessibility throughout Downtown Roswell.

Parking

Structured parking deck onsite with over 600 spaces, plus convenient street parking and designated rideshare drop-off areas. Adjacent to new Green Street Parking Deck.





ROSWELL AREA PARK

ROSWELL NORTH ELEM.

CROSSVILLE VILLAGE
LESLIE'S **HCO**
STONE RIVER
STEAKHOUSE AND GRILL

MANSELL VILLAGE
Kroger **kekes** **MASTERPIECE**
BREAD & BUTTER LIGHTING & HOME

ROSWELL TOWN CENTER
PROPOSED 47-ACRE
MIXED-USE REDEVELOPMENT

SHOPS OF ELEVEN FORTY
Lucky's **Just up** **Chief Drake**
BURGER & BREW CMOGOLISTERS
CRAFT red seal STUDIO

hugo's
± 26,900 AADT

FLOOR DECOR

LIDL **Bowlro**
HOLA!
TAQUERIA

GRILL **Century 21**
RESULTS REALTY SERVICES

VICKERS
THE STOUT BROTHERS
ROSWELL BEER MARKET
THE VICK

GREEN ST PARKING DECK:
395 SPACES
OPENING SUMMER 2026

Roswell Historic District Homes

WEST ALLEY
PROPOSED 2.5-ACRE MIXED-USE
DEVELOPMENT 125-KEY KIMPTON
HOTEL, 6,500 SF RETAIL + 400-SPACE
PARKING DECK

VICKERY MILL ELEM.

THE CHAMBRAY:
125-KEY HOTEL

SOUTHERN POST
ROSWELL, GEORGIA

± 17,730 AADT **NORCROSS ST**

VARIAN BREWING **陣 JINYA**
RAMEN BAR

ROSWELL VILLAGE
ROSS **Marshalls**
DRESS FOR LESS
Starbucks **CRUNCH** **pop shelf**
FITNESS

± 17,730 AADT
CVS **Olive Garden**
MEDITERRANEAN RESTAURANT

Roswell City Hall

CANTON ST RESTAURANTS
CEVICHE **SALT** **GATE CITY**
1920 **ROCK 'N TACO** **STEAK**

GROVEWAY COMMUNITY PARK

INDEPENDENCE HIGH SCHOOL

LUCCA **the mill**
Kitchen & Bar

HILLROSE MARKET
PROPOSED 7-ACRE MIXED-USE DEVELOPMENT
160 RESIDENCES, 75,000 SF RETAIL + OFFICE

Gouper **SUMMIT COFFEE** **Spiced Right**
TIPSY TIGER **Yehudi** **Falchares**

ROSWELL MILL

FOUNDERS SQUARE
mb **Chaplings**

Google Earth



Welcome to Roswell

Steps from Canton Street, Southern Post sits in the heart of Downtown Roswell—blending historic charm with modern amenities to create a true live, work, play destination.



91,293

Estimated
Population



40

Average
Age



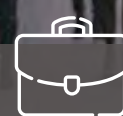
\$163,080

Average
Household Income



\$636,610

Average
Home Value



104,000

Daytime
Population



74%

White
Collar Jobs

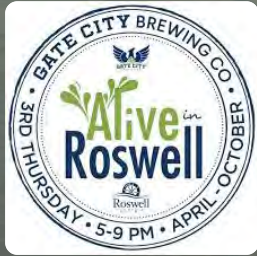


5,000+

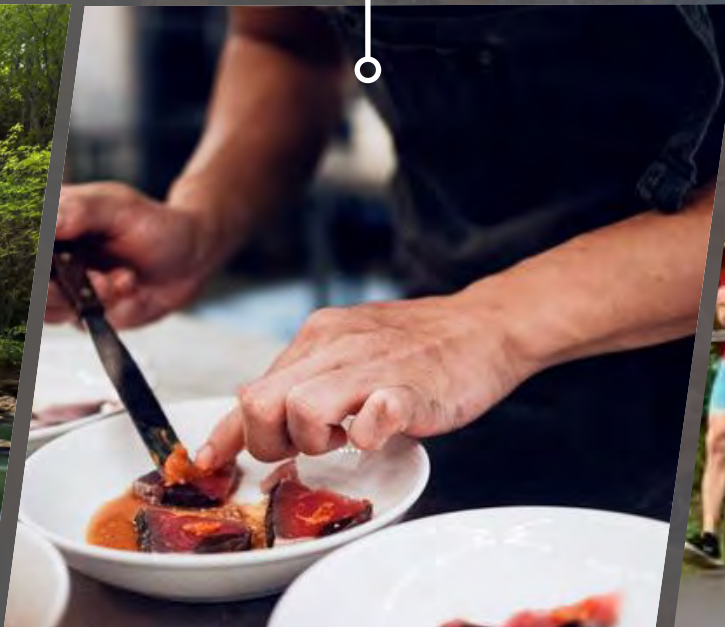
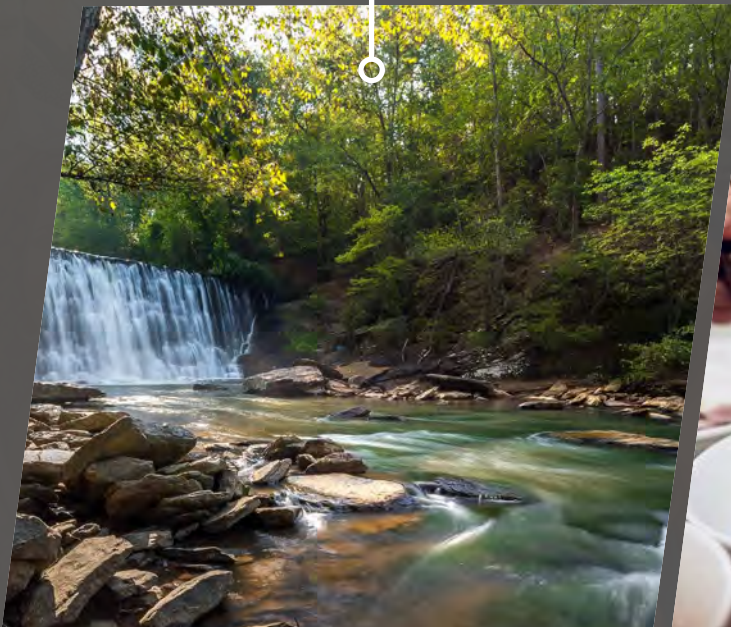
Registered
Businesses



It's all happening here.



From chef-driven restaurants and Chattahoochee River adventures to live theatre and beloved events like The Azalea Festival, Roswell Roots, Fun Runs, and Alive in Roswell, Downtown Roswell delivers nonstop energy.





SHOPS OF ELEVEN FORTY

Lucky's Burger & Brew

Thumbs up

Chief Bruce Chocolates

CRAFT red seal STUDIO

VICKERY MILL ELEM.



VICKERS

THE **STOUT** BROTHERS

ROSWELL BEER MARKET

THE VICK



GREEN ST PARKING DECK:
395-PARKING SPACES

OSTERIA **MATTONI**



VN25

LINEA FLAX

Off+Ve



VARIAN BREWING

陣 JINYA RAMEN BAR

± 17,730 AADT NORCROSS ST



THE CHAMBRAY HOTEL
125-KEY HOTEL
INDIGO ROAD RESTAURANTS
SUMMER 2027

EST. 2019

SOUTHERN POST

ROSWELL, GEORGIA

Roswell Historic District Homes

TABLE & MAIN
A SOUTHERN TAVERN

GATE CITY

MAC MCGEE

ROCK TACO

1920

ROUX

SALT

LOYAL TAVERN

WEST ALLEY
PROPOSED 2.5-ACRE MIXED-USE
DEVELOPMENT 125-KEY KIMPTON
HOTEL, 6,500 SF RETAIL + 400-SPACE
PARKING DECK

CANTON ST RESTAURANTS

CEVICHE

STEAKS

ZEST

VAS TRUE GREEK COOKING

Canton St Social

Roswell Season

ROSWELL CULTURAL ARTS

Roswell City Hall
Google Earth

PINE GROVE RD ± 12,100 AADT

Access & Activation

With 395 adjacent parking spaces and a boutique hotel on the way, Southern Post is designed to maximize convenience and customer flow.

Green St Parking Deck

- 1055 Alpharetta Street
- 395 Parking Spaces

The Chambray Coming Summer 2027

- Boutique Hotel
- 125 Guest Rooms
- Two signature full service restaurants from Indigo Road - Rooftop Sushi & Bar and Coastal Mediterranean Restaurant & Bar





A modern gathering place rooted in Roswell's history, Southern Post re-imagines a local landmark with timeless design.





Project Overview



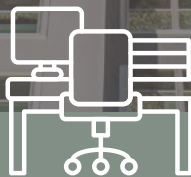
136,127 SF

Total
Size



42,000 SF

Retail
& Dining



95,000 SF

Loft
Office Space



128

High-End
Apartments



600+ Spaces

Parking Deck



9

Exclusive
Townhomes



Where Good Things Come Together

**Luxury
Apartments**

Loft Office

42,000 SF

Retail and Dining



BODYROK



 **Amorino**[®]
GELATO AL NATURALE



 **TACOS & TEQUILAS**
MEXICAN GRILL




BELUX
COFFEE ROASTERS




BEV
MEDITERRANEAN KITCHEN + BAR



SUGARCOAT
NAILS. WAX. BEAUTY.



SWTHZ



SILLA *Del* TORO
TAPAS + DRINKS



Grana




Da Vinci's
DONUTS



CAVINA
- WELLNESS -



Atlanta
GOLF & SOCIAL



Site Plan
Retail

Available
Coming Soon

Alpharetta Street

Fraser Street

Patio
Pure Green
1,392 SF

Cavina
2,324 SF

1,510 SF

LEASING
2,006 SF

SUGARCOAT
3,915 SF

Belux Coffee
1,157 SF

Trash/Loading

Parking Deck

Grana
Mezzanine
6,160 SF

Town Homes

BodyRok
2,000 SF

Amorino
1,717 SF

Tacos and Tequilas
4,535 SF

Atlanta
3,992 SF

Bey Mediterranean Kitchen + Bar
3,869 SF

Watch Your Wrist
1,500 SF

Sweathouz
1,771 SF

Silla Del Toro
2,688 SF

5.5-Story Parking Deck

Da Vinci's DONUTS

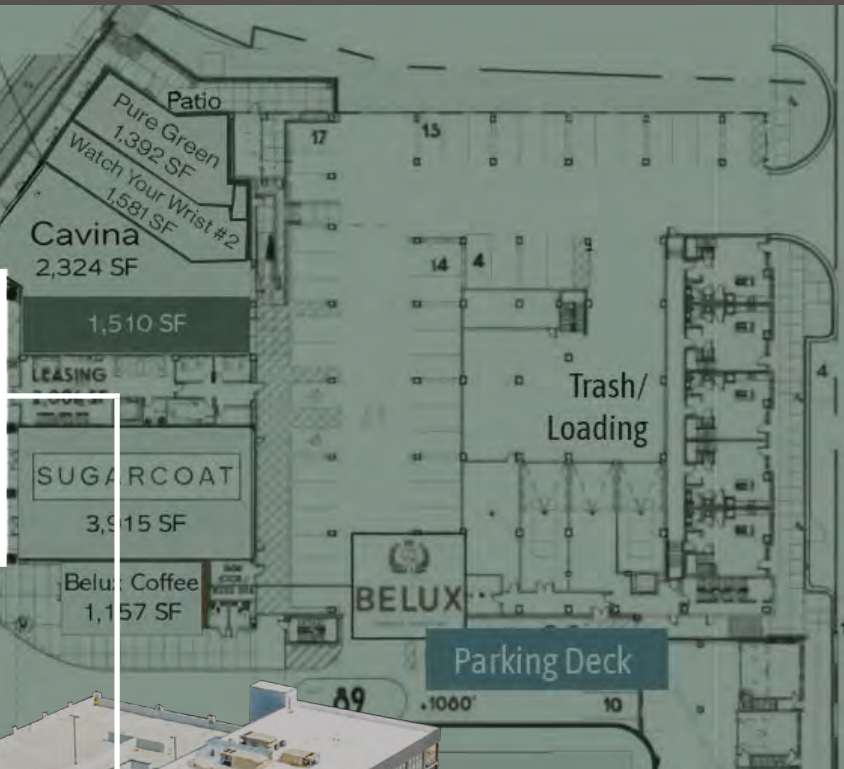
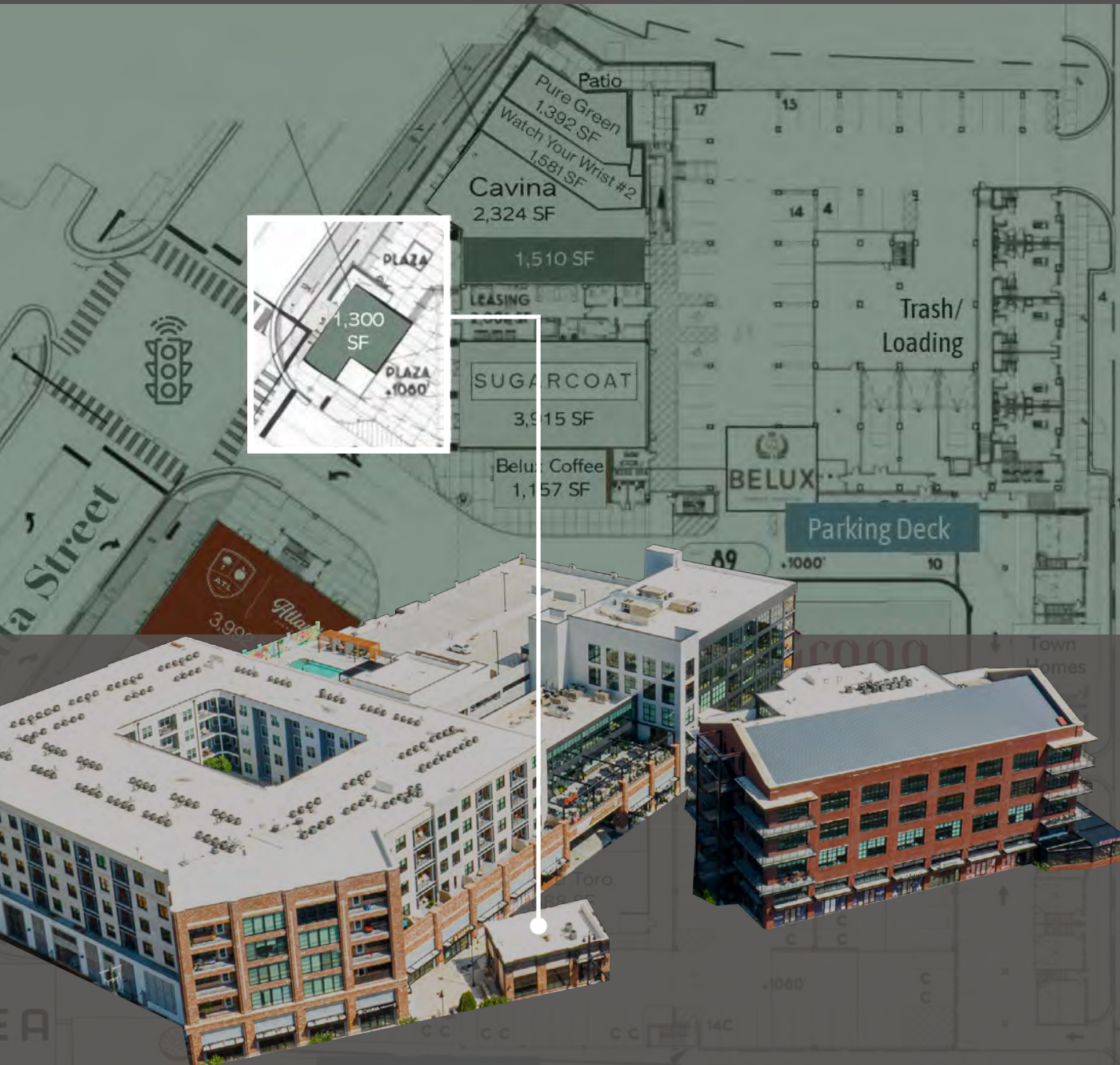
TACOS & TEQUILAS MEXICAN GRILL



For Lease

Suite 1027
1,300 SF Restaurant/Retail Space

[View Matterport](#)

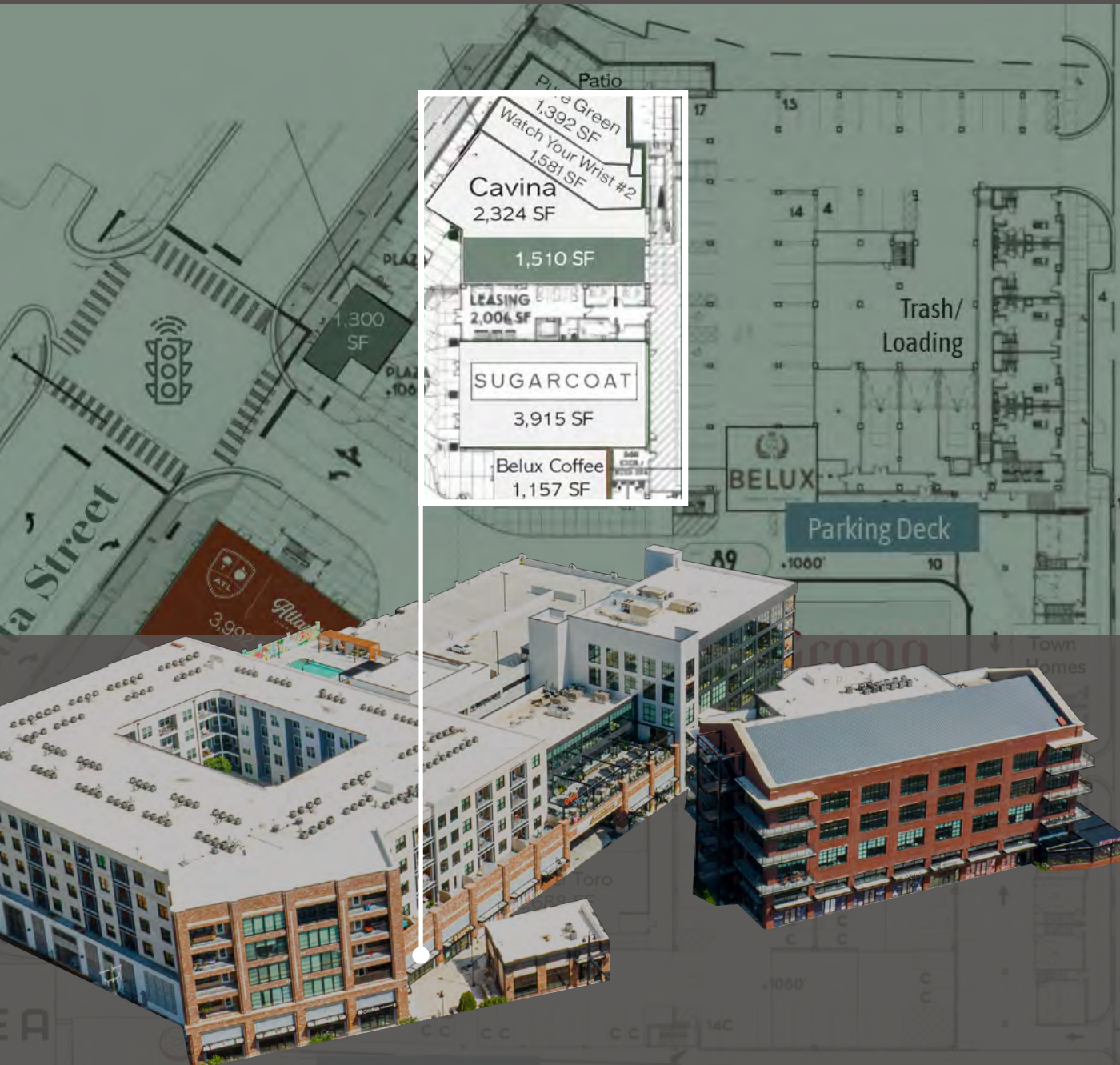




For Lease

Suite 1400
1,510 SF Restaurant/Retail Space

[View Matterport](#)









SOUTHERN · POST ·

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