

# Upper Roswell & East Piedmont Marietta, Georgia

2424 Roswell Road, Marietta, GA 30062

- 1,626 sf second generation restaurant space available with grease trap
- 2,192 sf second generation dentistry space
- Located in the affluent community of East Cobb with average household incomes of \$121,126 within a one mile radius of the center
- Situated off Roswell Road just off of Interstate 75 and the 120 loop.



## KEY TENANTS

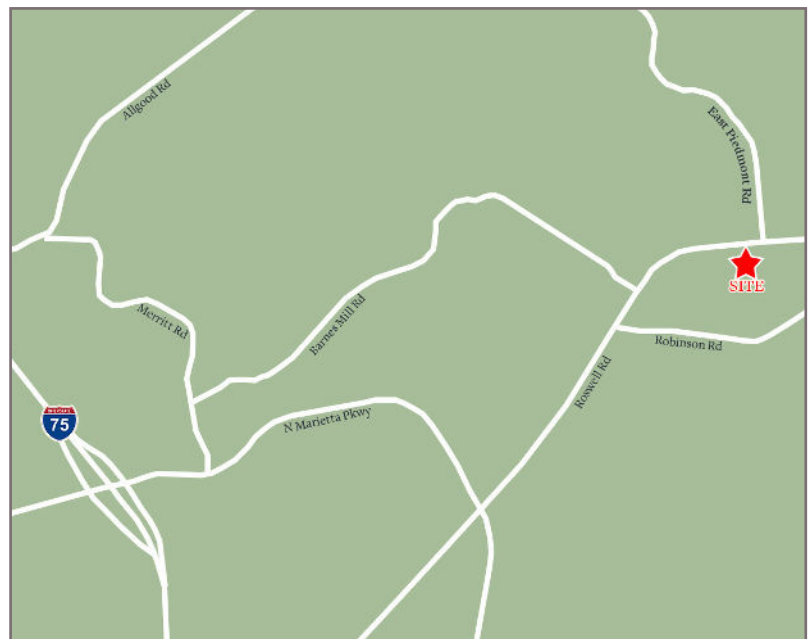
Walgreens, Starbucks and Marcos Pizza.

## TRAFFIC COUNTS

Roswell Road	45,100	AADT
East Piedmont Road	15,500	AADT

## DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,758	72,068	191,759
Households	3,708	28,438	75,745
Avg HH Income	\$121,126	\$117,812	\$120,411
Daytime Pop	2,488	28,216	131,481



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Tenant	Sf	Ste
Walgreens	15,120	OP
Starbucks	1,573	100
<b>Available</b>	<b>1,626</b>	<b>110</b>
<b>Available</b>	<b>2,192</b>	<b>120</b>
Venus Nail Salon	1,275	130
Audiological Consultants	1,275	140
Marco's Pizza	1,739	150
Signature Dry Cleaners	2,347	160

