

# Shallowford Corners

## Roswell, Georgia

4401 Shallowford Road, Roswell, GA 30075

- 1,412 - 1,800 sf available
- Located in the affluent north metro Atlanta suburb of Roswell in East Cobb County
- Average household income of \$162,902 within one mile radius of the Publix anchored center
- Adjacent to Chimney Lakes neighborhood, a 380 home community



### KEY TENANTS

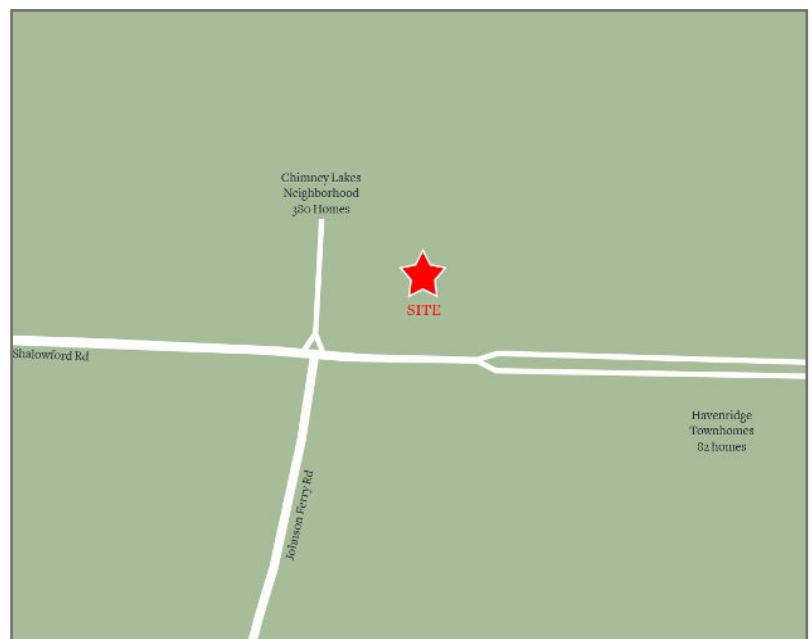
Publix, Chase Bank, Banfield Pet Hospital, Eggs Up Grill, Kumon and Great Clips.

### TRAFFIC COUNTS

Shallowford Road	15,800	AADT
Johnson Ferry Road	31,100	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,224	66,377	175,442
Households	2,873	23,676	65,900
Avg HH Income	\$162,902	\$169,220	\$151,202
Daytime Pop	2,984	14,408	56,550

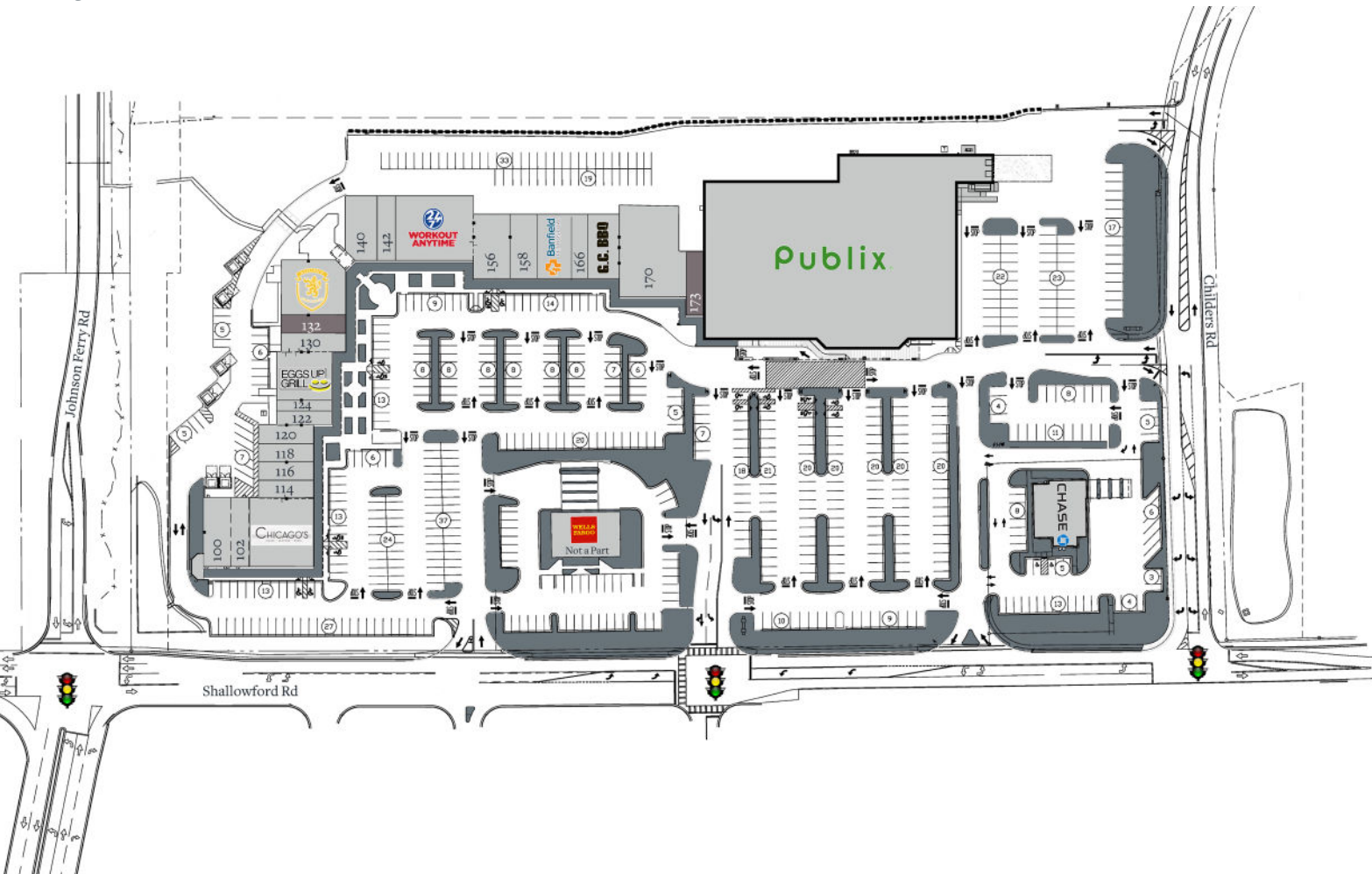


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Tenant	Sf	Ste	Tenant	Sf	Ste
Moe's Southwest Grill	2,265	100	East Cobb Dental	2,409	140
Jet's Pizza	1,510	102	Kumon	1,412	142
Chicago's Restaurant	5,311	106	Workout Anytime	6,018	144
Copacabana Brazilian Wax & Spa	1,211	114	Marietta Martial Arts	2,829	156
Great Clips	1,211	116	Aegis Therapies	2,118	158
Liberty Tax	1,211	118	Banfield Pet Hospital	2,824	162/164
Edward Jones	1,211	120	Computer Fixx	1,089	166
Alterations	909	122	Grand Champion BBQ	2,441	168
Nail Tech	909	124	Whiskey Creek Consignments	6,671	170
Eggs Up Grill	3,033	126	<b>Available</b>	<b>1,800</b>	<b>173</b>
Goodwill	1,412	130	Publix	52,804	174
<b>Available</b>	<b>1,412</b>	<b>132</b>	Chase Bank	4,250	176
Keegan's Public House	4,157	138			



35 Johnson Ferry Road, Marietta, GA 30068  
 770.956.8383 | benton.green@retailplanningcorp.com  
 retailplanningcorp.com

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