

# Coleman Village

## Roswell, Georgia

900 Marietta Highway, Roswell, GA 30075

- 2,800 sf second generation restaurant space with large patio and high visibility from Marietta Highway
- Kroger anchored center with an average household income of \$179,229 within one mile of location
- National and local tenant mix to include casual dining, wellness and personal care
- Close proximity to Downtown Roswell



### KEY TENANTS

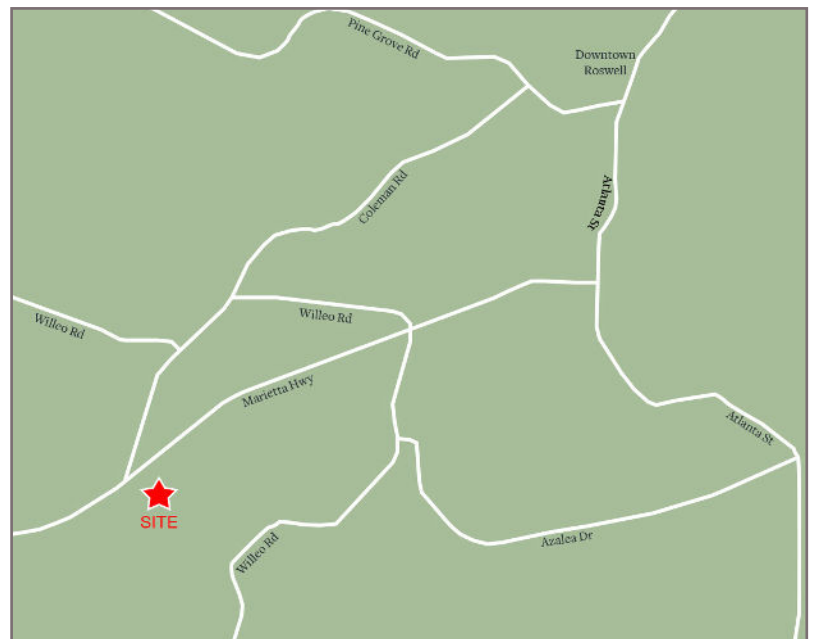
Kroger, Kauffman Tire, Starbucks and The UPS Store.

### TRAFFIC COUNTS

Marietta Highway	26,900	AADT
Atlanta Street	33,200	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	5,304	70,079	201,626
Households	2,137	28,545	81,213
Avg HH Income	\$173,229	\$135,185	\$137,177
Daytime Pop	630	28,838	91,807



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Tenant	SF	Tenant	SF
1. Flipping Pizza	2,400	11. Cherry's Liquor	1,400
2. Trucare Dentistry	1,200	12. The Framing Studio	1,400
3. Nail Millennium	1,200	13. The UPS Store	1,400
4. New China	1,000	14. Fifth & Mae Salon	1,400
5. 100% Chiropractic	1,400	<b>15. Available</b>	<b>2,800</b>
6. Coleman Cleaners	2,000	16. Cast on Cottage	3,375
7. Nagoya Restaurant	4,500	17. Hazel Family Eyecare	1,500
8. El Porton Mexican	3,874	18. Starbucks	1,500
9. Kroger	45,627	19. Attitude Fitness	3,499
10. Kauffman Tire	6,500	20. Dierkes Family Orthodontics	2,983