

# Upper Roswell & East Piedmont Marietta, Georgia

2424 Roswell Road, Marietta, GA 30062

- 1,626 sf second generation restaurant space available with grease trap
- Located in the affluent community of East Cobb with average household incomes of \$127,799 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	45,200	AADT
East Piedmont Road	14,200	AADT

## DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,891	72,833	192,449
Households	3,803	29,115	77,150
Avg HH Income	\$127,799	\$121,947	\$124,797
Daytime Pop	2,401	27,384	128,225



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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>
Sno Dental	2,192	120
Venus Nail Salon	1,275	130
Audiological Consultants	1,275	140
Marco's Pizza	1,739	150
Signature Dry Cleaners	2,347	160

