

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 \$117,366 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	42,200	AADT
East Piedmont Road	13,900	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,905	72,431	192,882
Households	3,822	29,058	77,529
Avg HH Income	\$117,366	\$116,268	\$119,739
Daytime Pop	2,281	28,423	128,953



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Tenant	Sf	Ste
Walgreens	15,120	OP
Starbucks	1,573	100
Available	1,626	110
Available	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

