

# 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
- 3,375 sf retail space available
- Kroger anchored center with an average household income of \$173,229 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

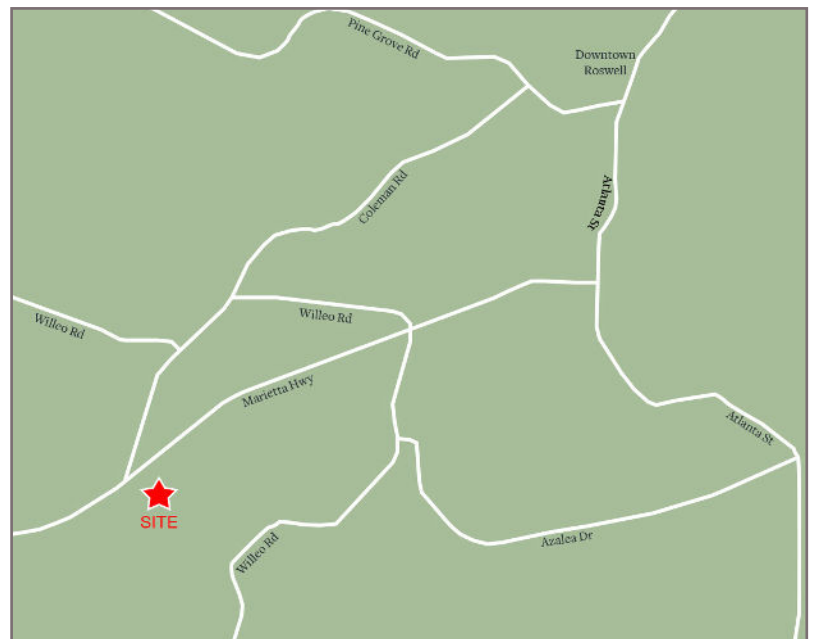
Kroger, Kauffman Tire, Starbucks and The UPS Store.

### TRAFFIC COUNTS

Marietta Highway	29,300	AADT
Atlanta Street	31,000	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	Ste	Tenant	Sf	Ste
Kroger	2,400	A1	Trucare Dentistry	1,200	C330
Kauffman Tire	6,500	A2	Flippin Pizza	2,400	C340
El Porton Mexican Restaurant	3,874	B100	Hazel Family Eyecare	1,500	D400
Nagoya Restaurant	4,500	B110	Starbucks	1,500	D410
Coleman Cleaners	2,000	B130	<b>Available</b>	<b>3,375</b>	<b>E</b>
Dierkes Family Orthodontics	2,983	B200	<b>Available</b>	<b>2,800</b>	<b>F600</b>
Attitude Fitness	3,499	B220-240	Fifth & Mae Salons	1,400	F620
100% Chiropractic Wellness	1,400	C300	The UPS Store	1,400	F630
New China	1,000	C310	The Framing Studio	1,400	F640
Nail Millennium	1,200	C320	Cherry's Liquor	1,400	F650