

# Coleman Village

## Roswell, Georgia

900 Marietta Highway, Roswell, GA 30075

- 1,400 sf retail space available
- Kroger anchored center with an average household income of \$163,787 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

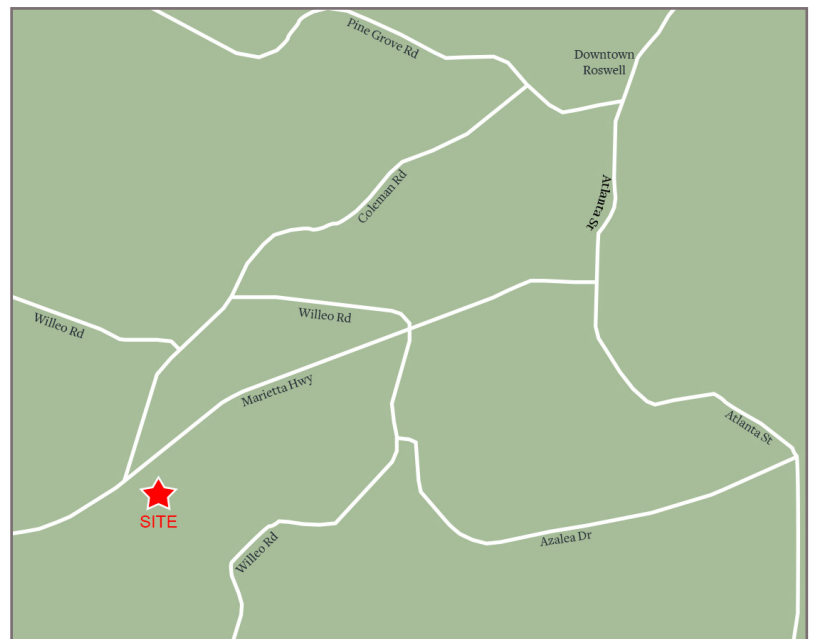
Kroger, Kauffman Tire, Starbucks and The UPS Store.

### TRAFFIC COUNTS

Marietta Highway	29,300	AADT
Atlanta Street	31,000	AADT

### DEMOGRAPHICS

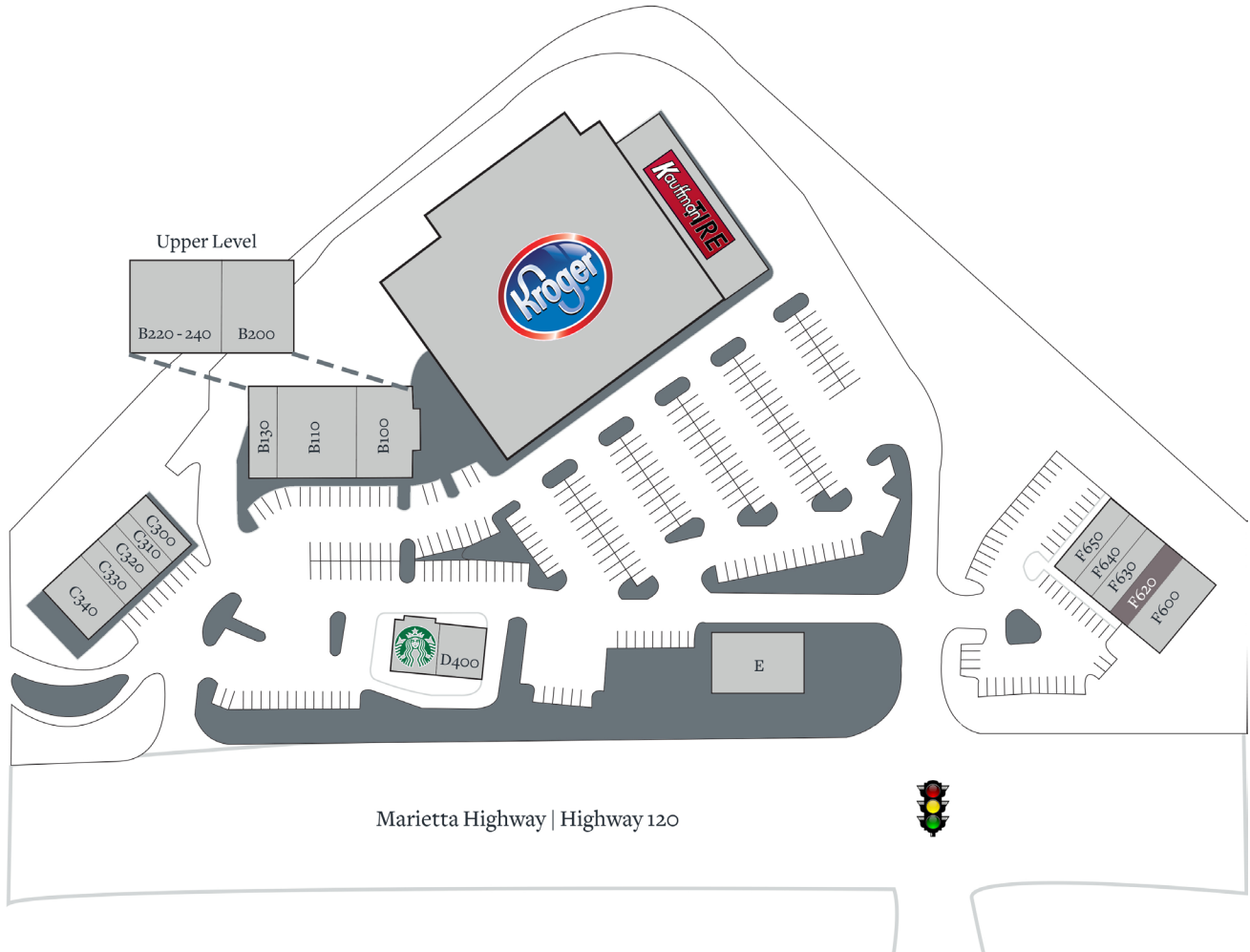
	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	5,038	71,124	202,798
Households	1,986	29,542	83,063
Avg HH Income	\$163,787	\$138,026	\$136,266
Daytime Pop	852	27,418	91,444



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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	Leased	3,375	E
Dierkes Family Orthodontics	2,983	B200	Fifth & Mae Salons	2,800	F600
Attitude Fitness	3,499	B220-240	<b>Available</b>	<b>1,400</b>	<b>F620</b>
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