

Coleman Village

Roswell, Georgia

900 Marietta Highway, Roswell, GA 30075

- Fully lease Kroger anchored center with an average household income of \$220,312 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

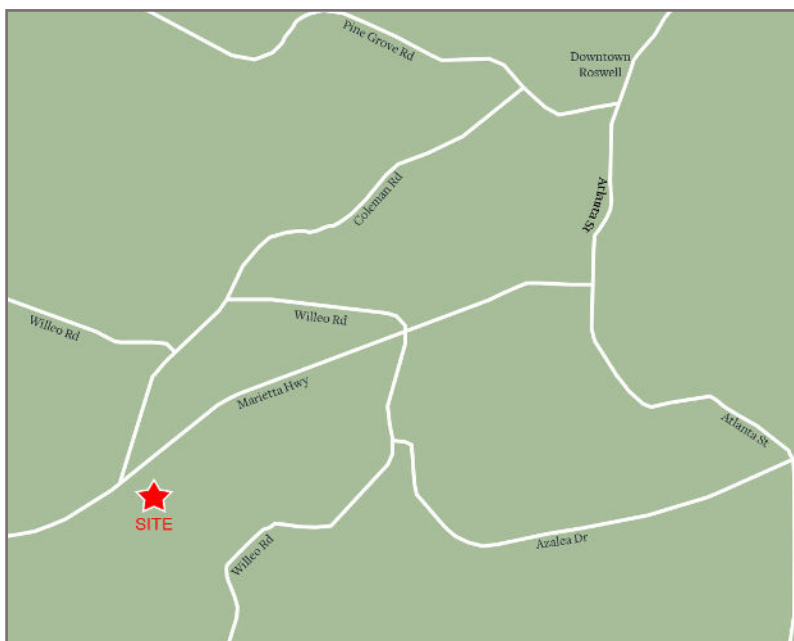
Kroger, Mavis Tire Center, Starbucks and The UPS Store.

TRAFFIC COUNTS

Marietta Highway	27,700	AADT
Atlanta Street	31,200	AADT

DEMOGRAPHICS

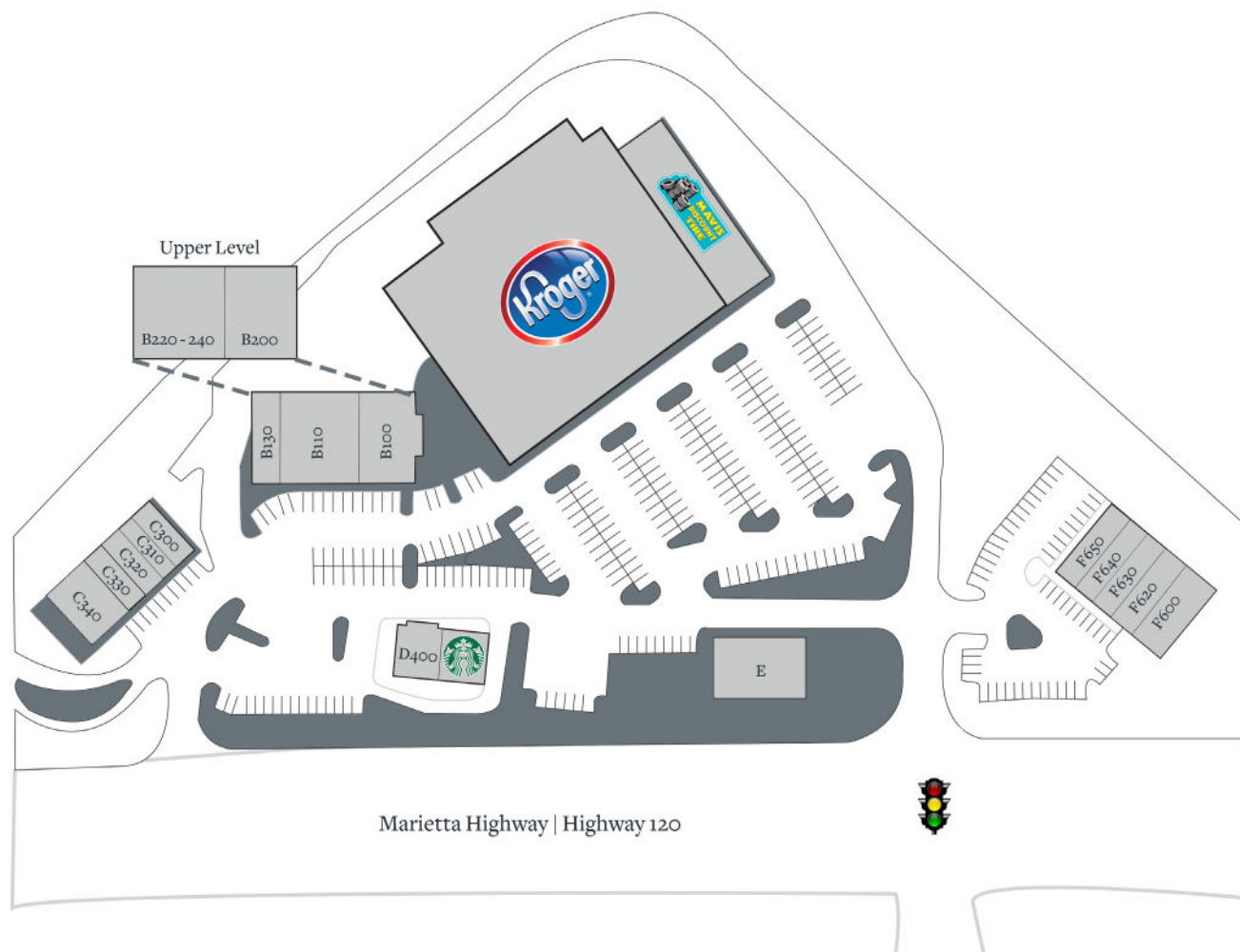
	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	5,433	69,410	200,522
Households	1,985	27,703	79,555
Avg HH Income	\$220,312	\$151,960	\$152,527
Daytime Pop	1,125	33,660	104,297



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Tenant	Sf	Ste			
Kroger	45,627	A1	Flamingo Dental Escape	1,200	C330
Mavis Tire Center	6,500	A2	ATI Physical Therapy	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	Sugar Polish Nail Bar	3,375	E
Dierkes Family Orthodontics	2,983	B200	Fifth & Mae Salons	2,800	F600
Attitude Fitness	3,499	B220-240	Robbins and Co. Home	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
Dirty Dough Cookies	1,200	C320	Cherry's Liquor	1,400	F650