

FRENCH QUARTER SHOPPING CENTER

4961 LOWER ROSWELL ROAD, MARIETTA, GA 30068

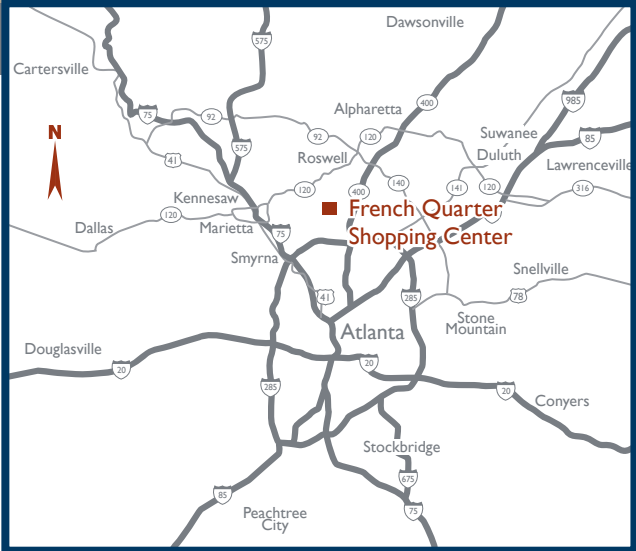


**1,020 SF Available
For Retail or
Office Use.
60 Days Notice**

**1,877 SF Endcap
With Drive Thru
Great for Restaurant Use**

PROPERTY DETAILS

- 33,686 SF retail center in Cobb County
- Excellent visibility and signage on Lower Roswell Road with 16,300 VPD. The intersection with Johnson Ferry Road nearby has 36,300 VPD
- Easy ingress and egress with two access points
- Strong demographics: 67,368 people live within 3 miles with an average household income of \$150,847
- Family and sports-oriented market area includes the Atlanta Swim Academy, Old Towne Athletic Club, NorthStar Gymnastics, Johnson Ferry Fields, Altitude Trampoline Park and Mt. Bethel Park
- Northside East Cobb Medical Center within 1 mile
- Market area includes Kroger, Tuesday Morning, Goodwill, Dunkin' Donuts, and other national retailers



BRAND
Real Estate Services

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TRAFFIC COUNTS

Lower Roswell Rd. 16,300 VPD
 Johnson Ferry Rd. 36,300 VPD

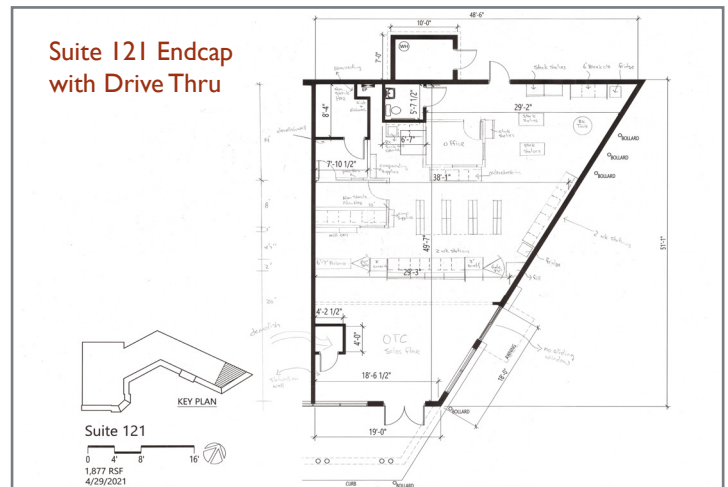
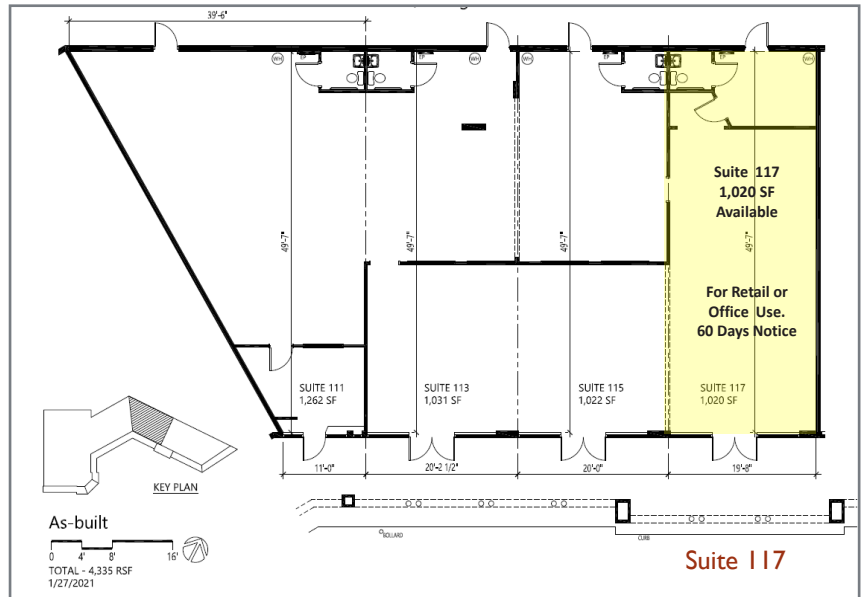
DEMOGRAPHICS - CoStar 2022

	1 mile	3 miles	5 miles
Population	8,109	67,368	215,517
Income	\$167,727	\$150,847	\$139,182
Daytime Empl.	5,212	21,614	132,267

GPS COORDINATES

Lat. 33.9665128 Long. -84.4086202

SUITE	TENANT	SF
101	Premier Fitness	16,926
103	MI Studio Salon	1,200
105	20/30 Fast Track	1,550
107	Nails by Susan	785
111-116	Crown Upholstery	3,315
117	Retail or Office Available with 60 Days Notice	1,020
119	Bradley's Bar & Grill	2,500
121	Endcap Available with Drive thru. Great for Restaurant use	1,877
125-127-LL	Dogwood Catering	2,332
131-LL	Dogwood Catering	981
Total Square Feet		33,686



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