

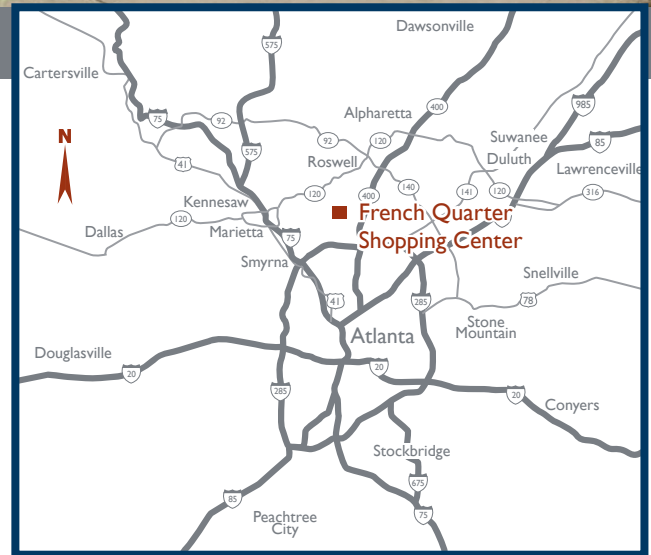
# FRENCH QUARTER SHOPPING CENTER

4961 LOWER ROSWELL ROAD, MARIETTA, GA 30068



## PROPERTY DETAILS

- 33,686 SF retail center in Cobb County
- Excellent visibility and signage on Lower Roswell Road with 17,700 VPD; near to intersection with Johnson Ferry Road with 38,300 VPD
- Easy ingress and egress with two access points
- Strong demographics: 68,000 people live within 3 miles with an average household income of \$146,000
- Family and sports-oriented market area includes the Marietta Ice Center, Atlanta Swim Academy, Old Towne Athletic Club, NorthStar Gymnastics, Johnson Ferry Fields, 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



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## TRAFFIC COUNTS

Lower Roswell Rd. 17,700 VPD  
Johnson Ferry Rd. 38,300 VPD

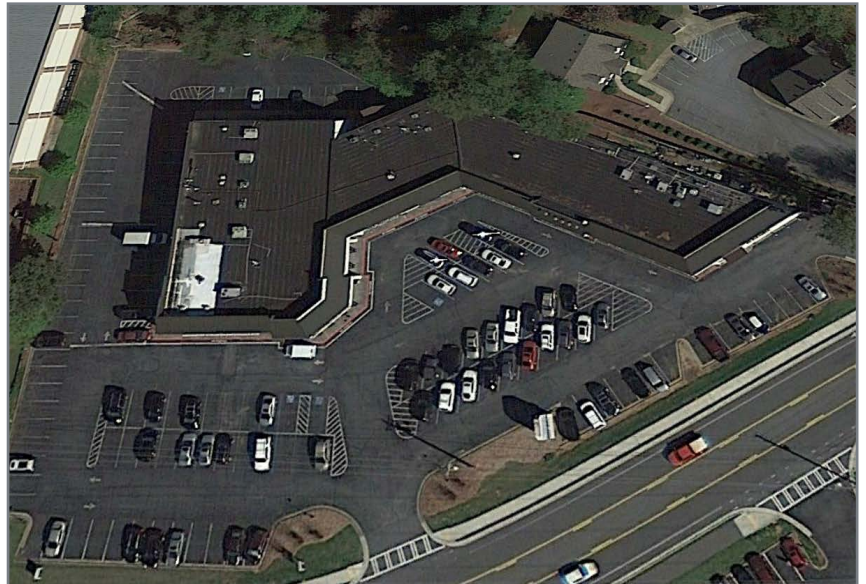
## DEMOGRAPHICS - CoStar 2020

	1 mile	3 miles	5 miles
Population	8,062	68,445	215,623
Income	\$165,331	\$145,901	\$133,106
Daytime Empl.	5,822	22,982	138,372

## GPS COORDINATES

Lat. 33.9665128 Long. -84.4086202

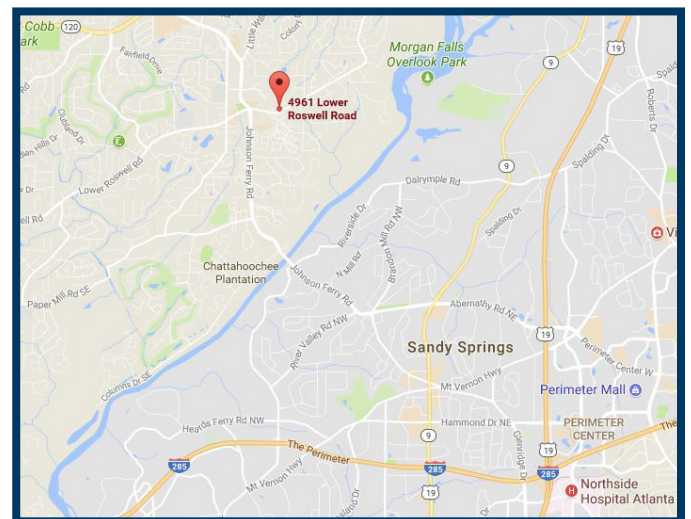
SUITE	TENANT	SF
101	Premier Fitness	16,926
103	MI Studio Salon	1,200
105	20/30 Fast Track	1,550
107	Nails by Susan	785
111-115	Crown Upholstery	3,315
117	Retail or Office Space	
	Available with Notice	1,020
119	Bradley's Bar & Grill	2,500
121	Endcap Available with Drive thru. Great for Restaurant use	1,877
125-127-LL	Dogwood Catering	2,332
131-LL	Dogwood Catering	981



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