



Roswell Corners

Roswell, GA

Atlanta-Sandy Springs-Alpharetta (GA)



Katie Littlejohn

Leasing Representative

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AERIAL



| | |
|---------------------------|------------|
| GROSS LEASABLE AREA (GLA) | 145,596 SF |
| PARKING SPACES | 572 |



DENSITY AERIAL



Property Overview

Located on the area's major east/west thoroughfare, this 145,000+ SF center is the shopping destination for the surrounding high-income communities. Super Target attracts strong weekly customer counts and is one of the chain's top performers in the Southeast.

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■ Non-Controlled



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| TENANT | SQ FT | TENANT | SQ FT | TENANT | SQ FT |
|------------------------|--------|-----------------------------------|-------|----------------------------------|-------|
| 1 Rack Room Shoes | 6,125 | 16 Goodwill Donation Center | 1,140 | 28 Panera Bread | 4,810 |
| 2 Hallmark | 5,185 | 17 The Vital Stretch | 1,080 | 29 Salon Lofts | 4,518 |
| 5 TJ Maxx | 30,000 | 18 Clean Your Dirty Face | 1,080 | 32 Blick Art Materials | 9,400 |
| 6 The Fresh Market | 23,923 | 19 Doodle Pies | 1,435 | 33 Mathnasium | 1,600 |
| 7 Ruth & Naomi | 2,720 | 20 Planet Smoothie and Cold Stone | 1,400 | 34 Sake Japanese Steak House | 4,000 |
| 8 Club Pilates | 2,080 | 21 Sports Clips | 1,400 | 35 Prime IV Hydration & Wellness | 2,250 |
| 9 Hollywood Feed | 4,625 | 22 Chicken Salad Chick | 2,800 | 36 Pigtales & Crewcuts | 1,400 |
| 11 A+ Tailor | 1,260 | 23 Cava | 2,205 | 37 Pure Barre | 1,400 |
| 12 T-Nails | 1,260 | 24 Five Guys | 2,400 | 38 UrgentVet | 2,800 |
| 13 GNC | 1,365 | 25 Deka Lash | 1,213 | 39 Aqua Tots Swim School | 5,672 |
| 14 Edible Arrangements | 1,365 | 26 Knuckies Hoagies | 1,800 | 40 Buff City Soaps | 1,598 |
| 15 Stems of Roswell | 1,200 | 27 Dermani MedSpa | 3,587 | 41 BFT Body Fit Training | 3,400 |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

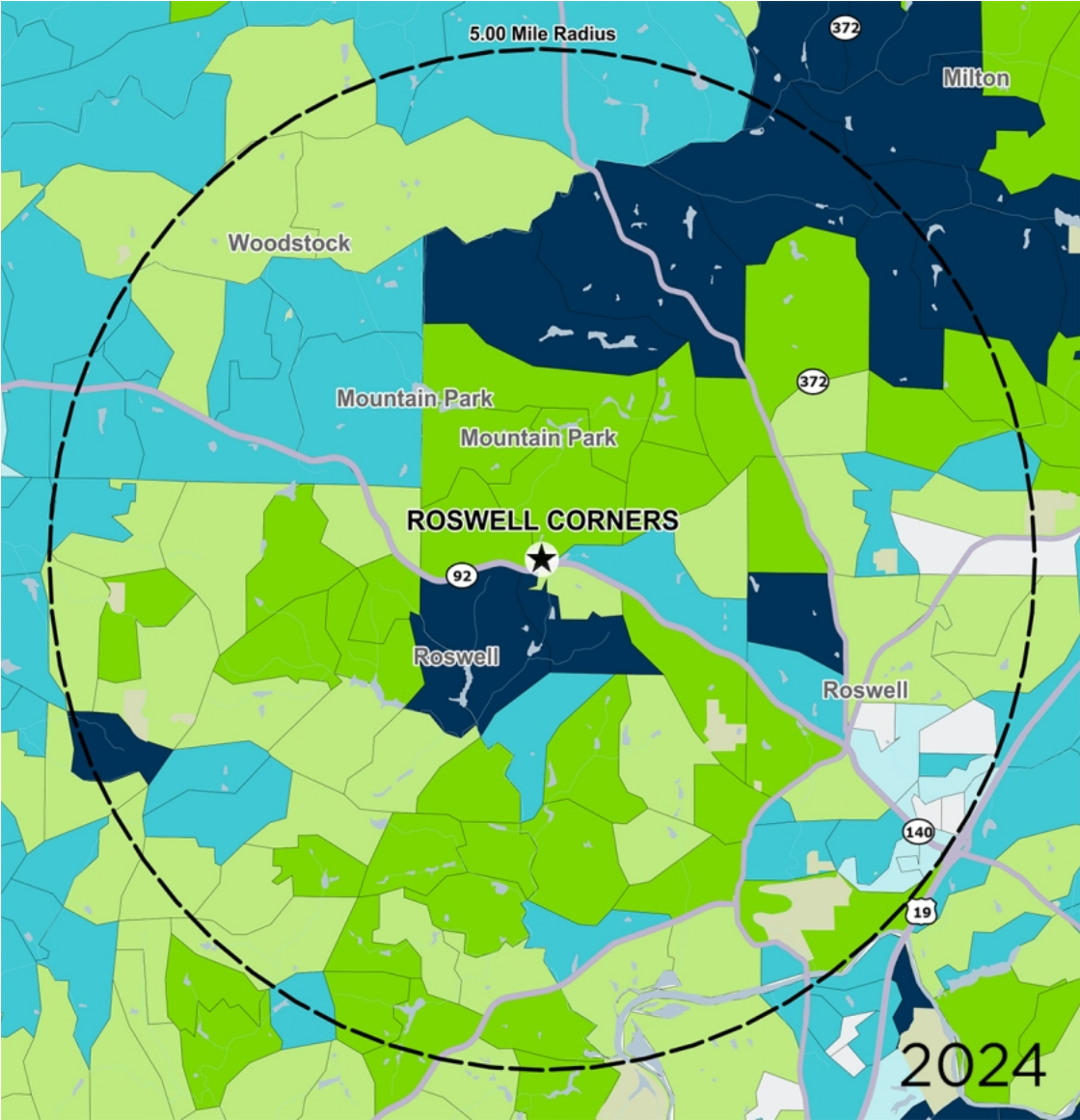
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COMPETITION MAP



by Block Group

Demographics

| 2024 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|-----------|-----------|-----------|
| Population | 5,191 | 51,998 | 156,584 |
| Daytime Pop | 6,184 | 44,923 | 153,141 |
| Households | 2,051 | 18,431 | 56,436 |
| Average HH Income | \$220,363 | \$217,012 | \$182,171 |
| Median HH Income | \$166,159 | \$167,773 | \$143,667 |
| Per Capita Income | \$87,117 | \$77,120 | \$66,013 |

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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Woodstock Rd. & Hardscrabble Rd., Roswell, GA



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