

RETAIL PROPERTY FOR LEASE



Publix 0626 - King Plaza

885 Woodstock Road
Roswell, GA 30075

PROPERTY HIGHLIGHTS

- Publix Anchored Center Located in the City of Roswell, a Major Bedroom Community for the Atlanta MSA, Drawing an Average of 75,000 Visitors per Month
- Ideally Located Along Woodstock Road (HWY 92), a Primary East-West Thoroughfare and Dominant Retail Corridor Including Target, TJ Maxx, The Home Depot, LA Fitness, PetSmart and Michael's
- Center is Surrounded by an Affluent Population with an Average Household Income of \$165,000 Within 3 Miles
- Situated Directly Across from Roswell High School (2,232 Students) and Within 1 Mile from Blessed Trinity Catholic High School (978 Students)
- Inline Spaces Available Ranging from 1,050 SF to 1,598 SF
- .50+/- Acre Outparcel Available as a Ground Lease
- Traffic Count: 65,579 CPD

DEMOGRAPHICS - MAY 2020



Trade Area Population
Actual Foot Traffic Within 5 Miles
32,886



Trade Area Population
Within 5-Mile Radius
148,417



Avg. HH Income
Actual Foot Traffic Within 5 Miles
\$130,051



Avg. HH Income
Within 5-Mile Radius
\$100,438



Avg. Monthly Visits
Past 12 Months
73,296



Avg. Visit/Customer
Past 12 Months
6.57

(Information Provided by Placer.ai)

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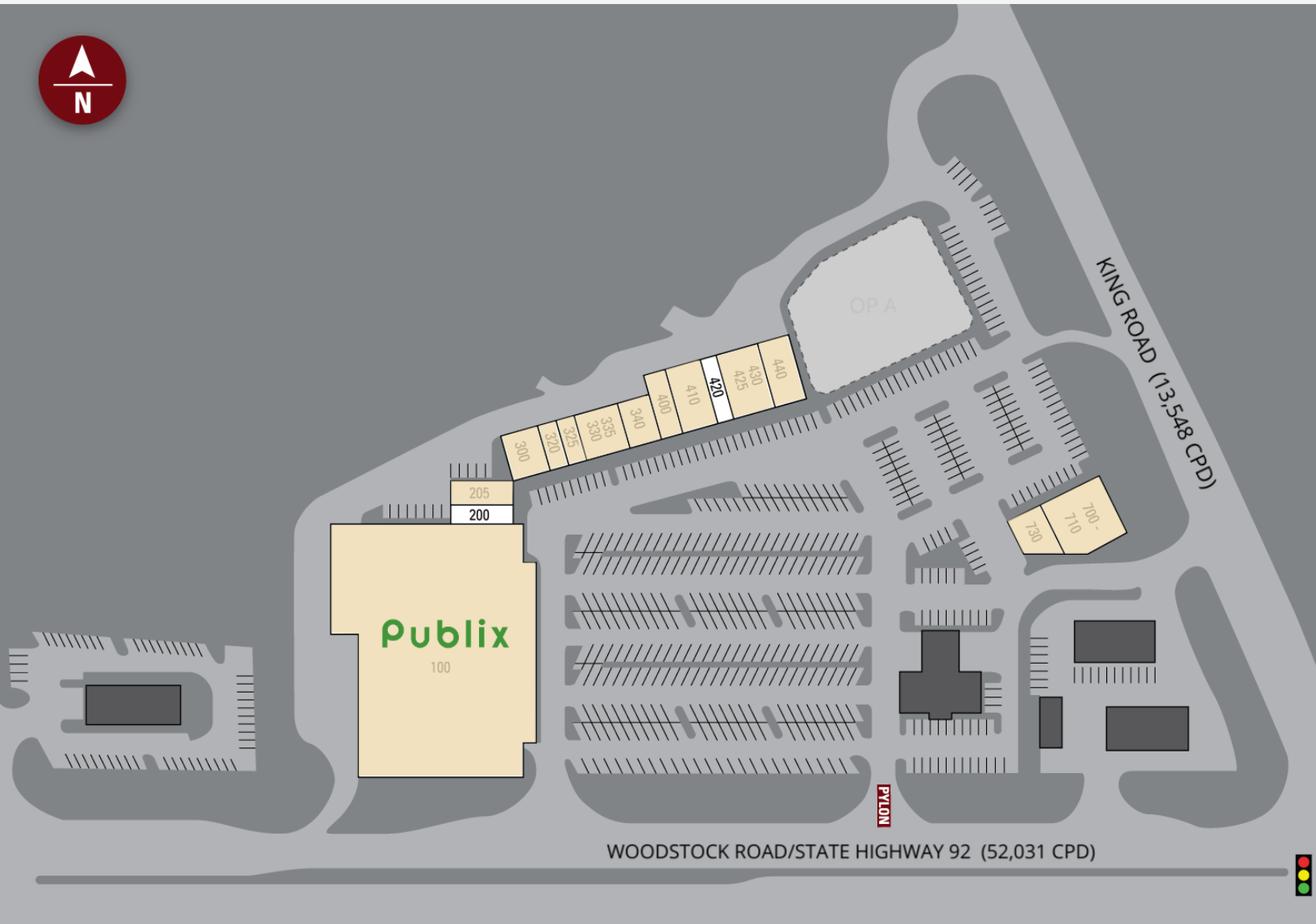
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Licensed Real Estate Broker

Leasing Contact:
Melody Holley
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Publix 0626 - King Plaza

885 Woodstock Road
Roswell, GA 30075
Lat 34.061, Long -84.386



LEGEND

Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE
■ 100	Publix	51,420 SF
□ 200 - AVAILABLE	Available	1,598 SF
■ 205	Majestic Tan & Spa	1,604 SF
■ 300	Massage Envy Spa	3,300 SF
■ 320	The Joint	1,000 SF
■ 325	Pure Chemistry Salon	1,000 SF
■ 330-335	92 Threads Embroidery	2,000 SF
■ 340	Nail Premiere	1,000 SF
■ 410	Rojo Cocina Mexicana	4,200 SF
□ 420 - AVAILABLE	Available	1,050 SF
■ 425-430	The UPS Store	2,485 SF
■ 440	Epicures of Asia	2,485 SF
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■ 700-710	Spenga	4,805 SF
■ 730	Art Cleaners	2,085 SF
□ OP A - AVAILABLE	Available	0.5 Acres

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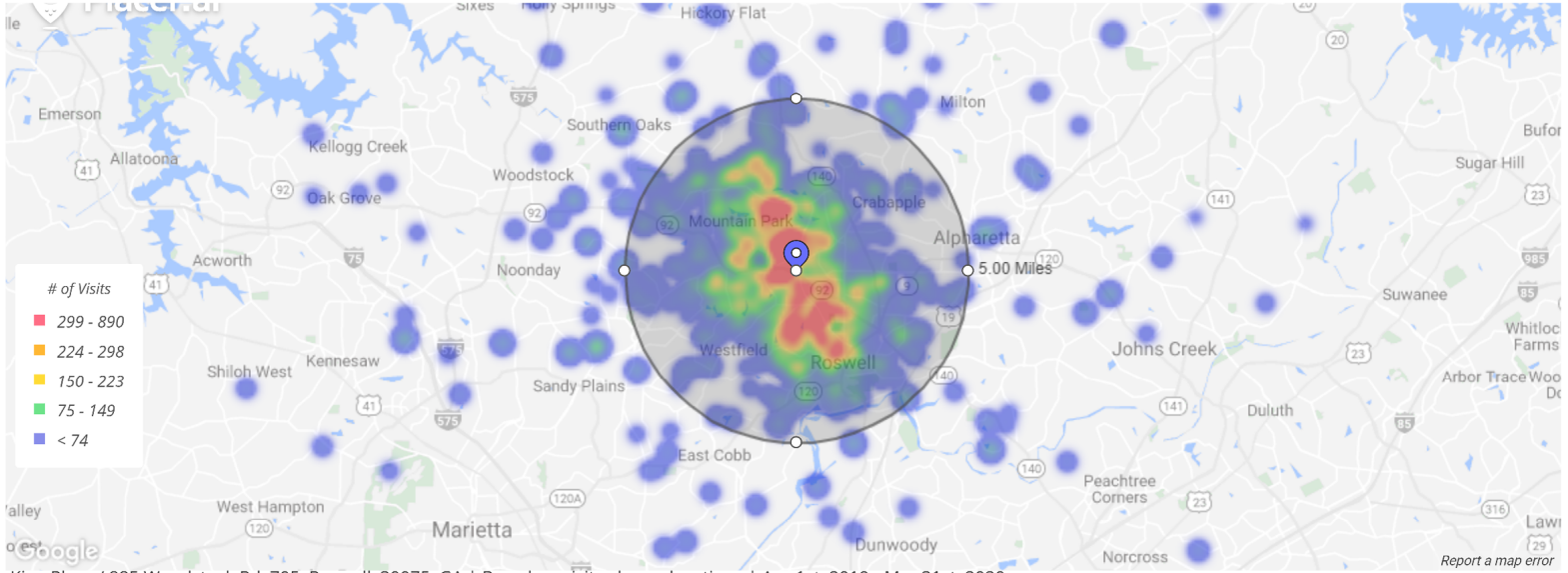
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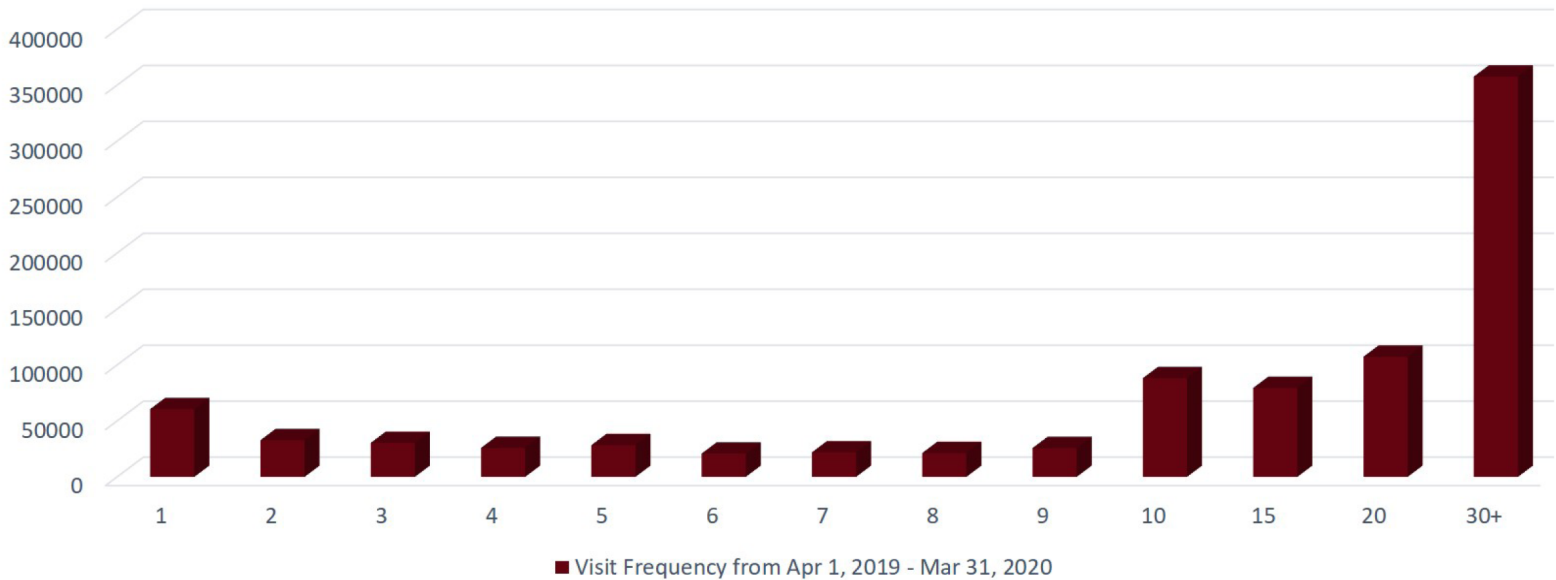
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True Trade Area Map vs 5-Mile Radius



Customer Visit Frequency



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