

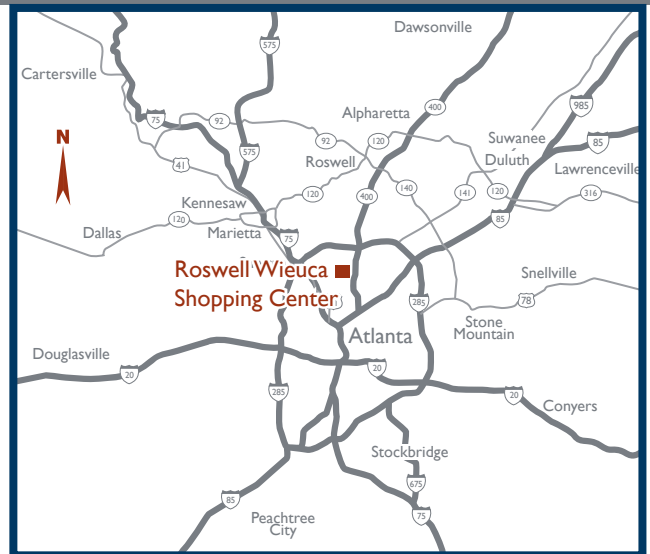
ROSWELL WIEUCA SHOPPING CENTER

4365-4630 ROSWELL ROAD NE, ATLANTA, GA 30342



PROPERTY DETAILS

- Iconic Buckhead shopping center with highly desirable retail mix and anchored by The Fresh Market and Ace Hardware
- Located at the heavily-traveled, signalized intersection of Roswell Road (28,600 VPD) and Wieuca Road (8,810 VPD)
- Trade area demographics boast a population of 91,876 and an average household income of \$163,292 within a 3 mile radius
- 3 curb cuts along Roswell Road and 2 curb cuts along Wieuca Road provide excellent ingress and egress for the shopping center
- 2,388 SF endcap available 12/1/20; 4,632 SF inline space available 1/1/21



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ROSWELL WIEUCA SHOPPING CENTER

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TRAFFIC COUNTS

Roswell Road	28,600 VPD
Wieuca Road	8,810 VPD

DEMOGRAPHICS - 2019 ESRI

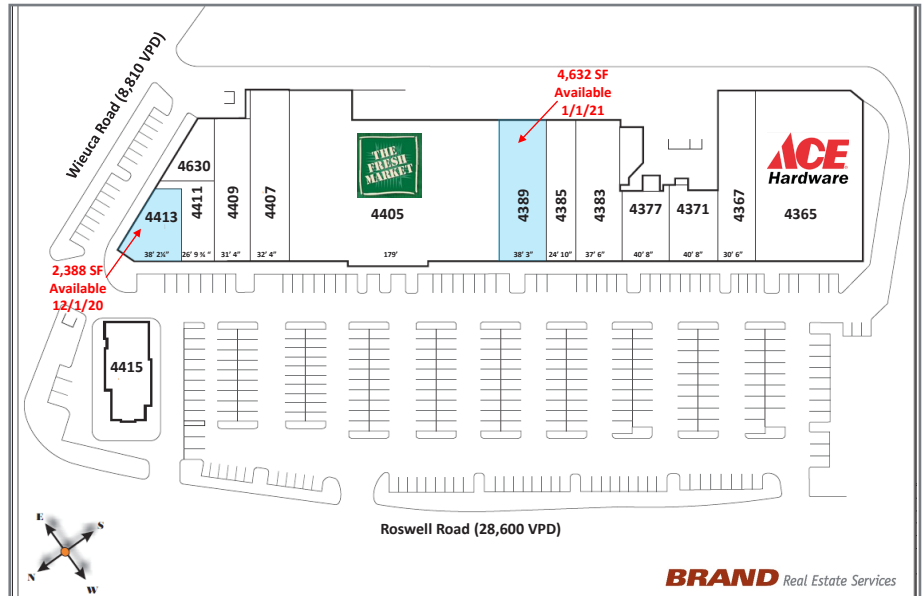
	1 mile	3 miles	5 miles
Population	11,898	91,876	278,157
# Households	4,898	43,099	131,208
Income	\$148,127	\$163,292	\$138,724

GPS COORDINATES

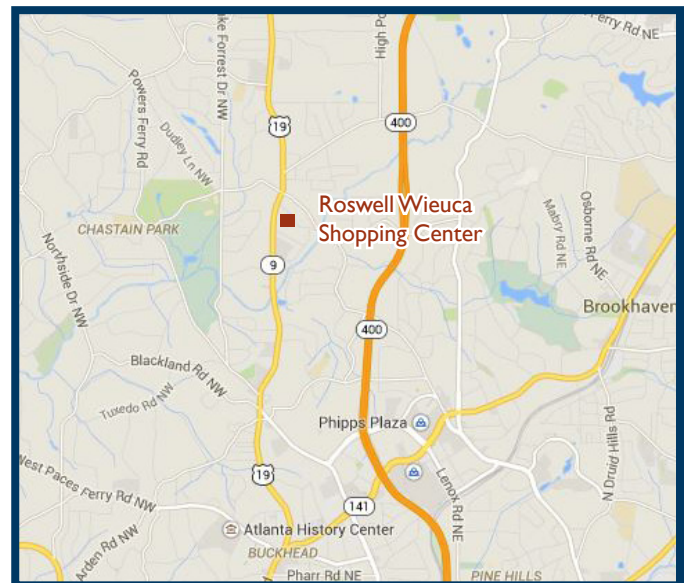
Lat. 33.874111 Long. -84.380936

SUITE	ANCHORS	SF
4405	The Fresh Market	22,921
4365	Ace Hardware	14,600

SUITE	CO-TENANTS	SF
4367	Chicken Salad Chick	2,499
4371	Gusto!	2,499
4377	Willy's Mexicana Grill	2,440
4383	Goldberg's Bagel & Deli	4,500
4385	Sugarcoat Nail & Beauty Bar	3,000
4389	Abbadabba's Available 1/1/21	4,632
4407	Learning Express	4,602
4409	Fitness Depot	3,664
4411	Interior Philosophy	1,986
4413	Amazing Lash Studio Available 12/1/20	2,388
4630	The Pita Grille	1,635



SUITE	OUTPARCEL	SF
4415	Arby's	3,004
Total Square Feet		74,370



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