

# Publix #0086 - Shallowford Corners

4401 Shallowford Road  
Roswell, GA 30075  
Lat 34.028, Long -84.421

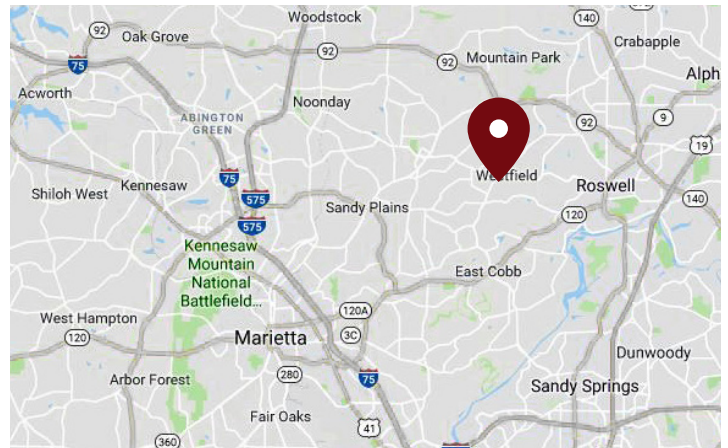
**FOR LEASE**



**1,211 - 2,265 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Publix Anchored Neighborhood Center Strategically Located at the Heavily Trafficked Intersection of Johnson Ferry Road and Shallowford Road
- Surrounded by High Income Homes in Densely Populated Neighborhoods in the Affluent East Cobb Community
- Center Provides Excellent Visibility and Easy Access via Two Traffic Signals and Five Curb Cuts
- Dynamic Mix of National, Regional, Local Brands and Service Providers
- Combined Traffic Count: 47,700 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,641	64,471	176,960
Daytime Population	7,584	59,980	171,764
Total Households	3,378	22,837	66,000
Avg. HH Income	\$172,812	\$174,830	\$155,676

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Melody Holley

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Crossman & Company

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
174	Publix	52,804	124	Nail Tech	909	158	Aegis Therapies	2,118
100	AVAILABLE	2,265	126	Eggs Up Grill	3,033	162	Banfield Pet Hospital	2,824
102	Jet's Pizza	1,510	130	Goodwill Donation Center	1,412	166	Computer Fix	1,089
106	Chicago's Restaurant	5,311	132	AVAILABLE	1,412	168	Grand Champion BBQ	2,441
114	Copacabana Brazilian Wax	1,211	138	Keegans Public House	4,157	170	Whiskey Creek Furniture Consignment	6,671
116	Great Clips	1,211	140	East Cobb Dental	2,409	173	AVAILABLE	1,800
118	AVAILABLE	1,211	142	Kumon	1,412	OP1	Chase Bank	4,250
120	Edward Jones	1,211	144	Workout Anytime	6,018	<b>TOTAL 112,427</b>		
122	New Fashion Alterations	909	156	Marrietta Martial Arts	2,828			

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Sunday	202,239
Saturday	186,850
Monday	158,717

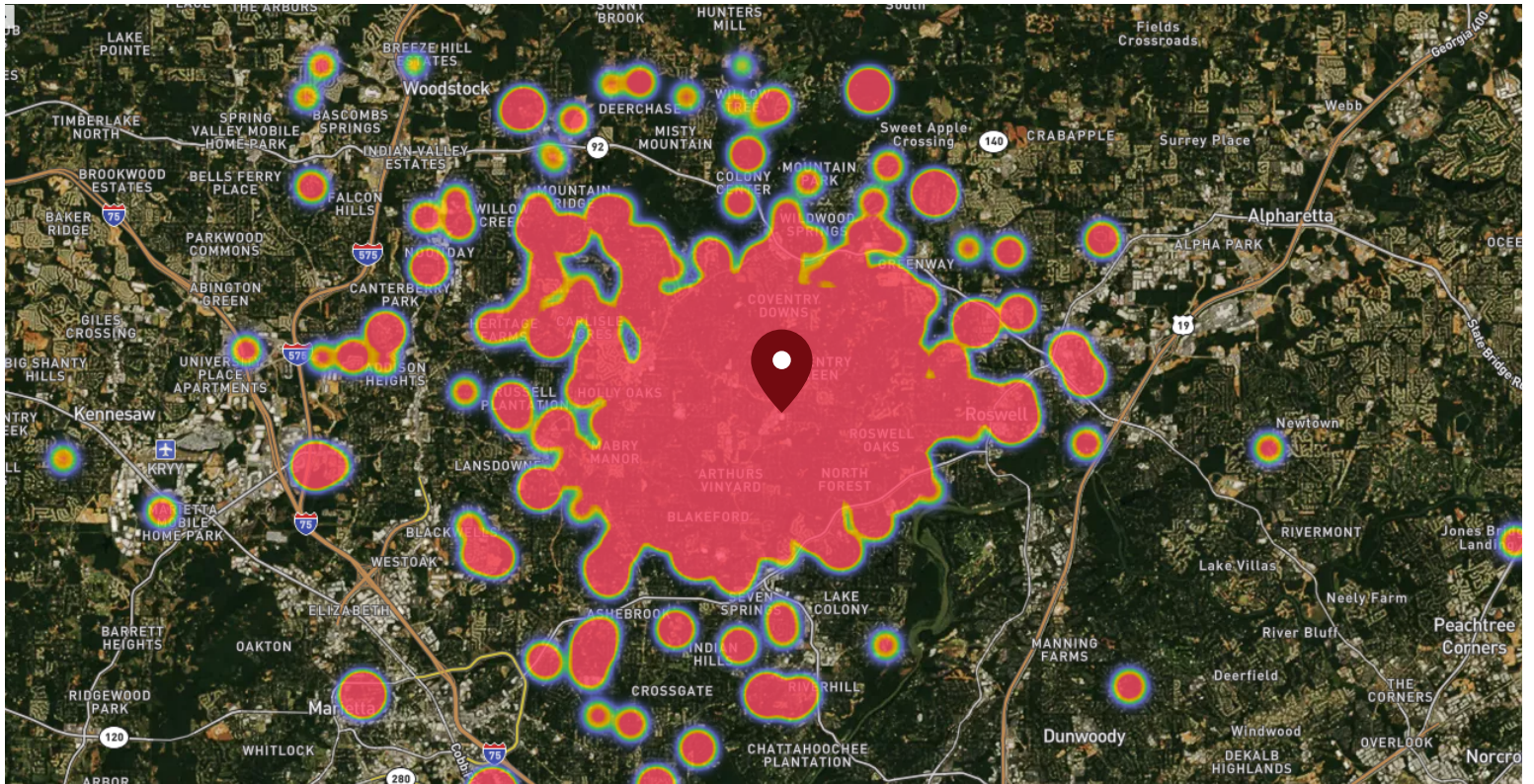
TOP 3 HOURS



	# OF VISITS
5-6 PM	213,676
6-7 PM	212,199
4-5 PM	194,203

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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