

NOW LEASING

CROSSVILLE VILLAGE SHOPPING CENTER

10488-10520 ALPHARETTA HIGHWAY | ROSWELL, GEORGIA | 30076



Property Overview

Crossville Village Shopping Center is located at the main & main intersection in Roswell, at the northwest corner of Highway 9, Alpharetta Highway, and GA 92, Crossville Road. Roswell is an affluent suburb of Atlanta, itself the 8th largest city in Georgia.

Containing 60,000sf inline square feet and plus two out-parcel buildings, this is a prime location for your business.

Anchor tenants:

- | | |
|---------------------|--------------------|
| Home Center Outlet | Stoney River |
| AutoZone | Leslie Pool Supply |
| Performance Bicycle | Plato's Closet |
| CiCi's Pizza | Roswell Beverage |

Each tenant enjoys lighted fascia signage, exposure on three monument signs, and multiple access points.

Traffic Counts

55,000 vpd on Alpharetta Highway

59,000 vpd on Crossville/Holcomb Bridge

Demographics

| | 1 Mi | 3 Mi | 5 Mi |
|----------------|----------|----------|-----------|
| Population | 8,000 | 72,000 | 184,000 |
| Avg. HH Income | \$73,000 | \$95,000 | \$114,000 |

Highlights

High visibility retail

1,500sf endcap available

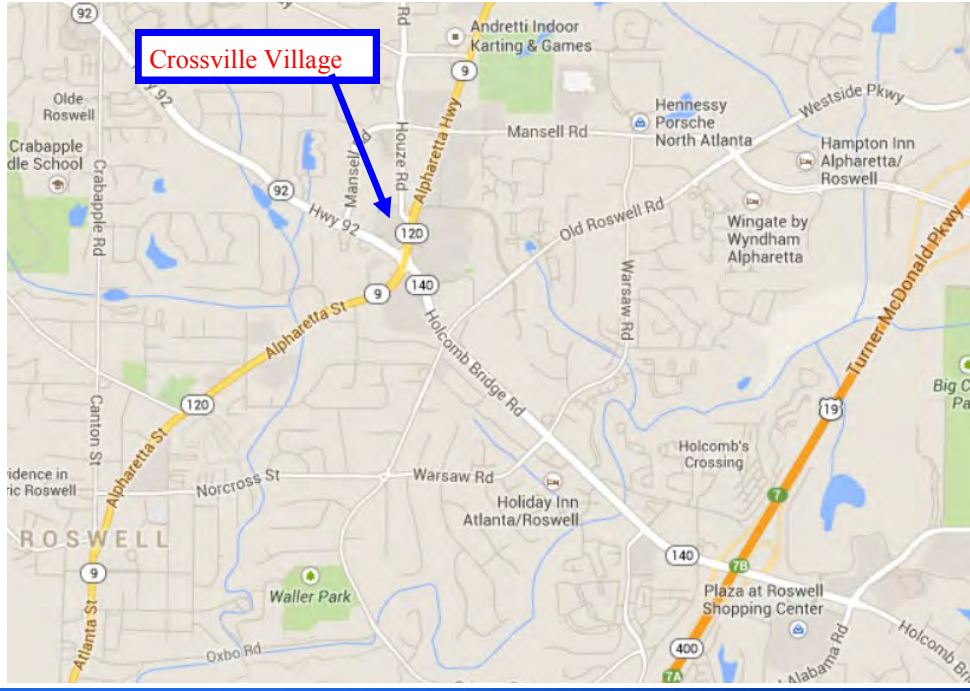
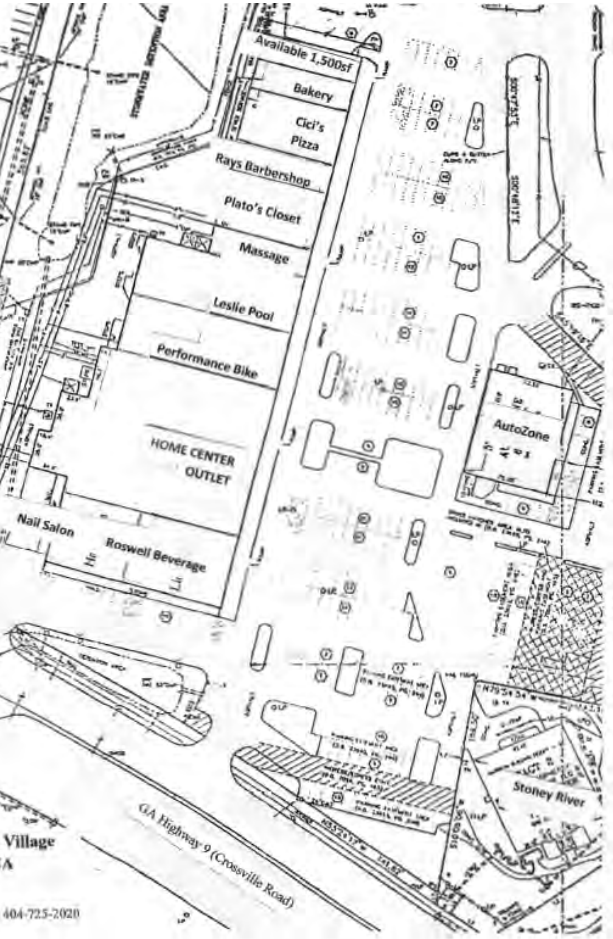
One of Roswell's busiest intersections

Four curb cuts for easy access



AVAILABLE SUITES

north endcap - 1,500sf



CROSSVILLE VILLAGE