

MABRY VILLAGE

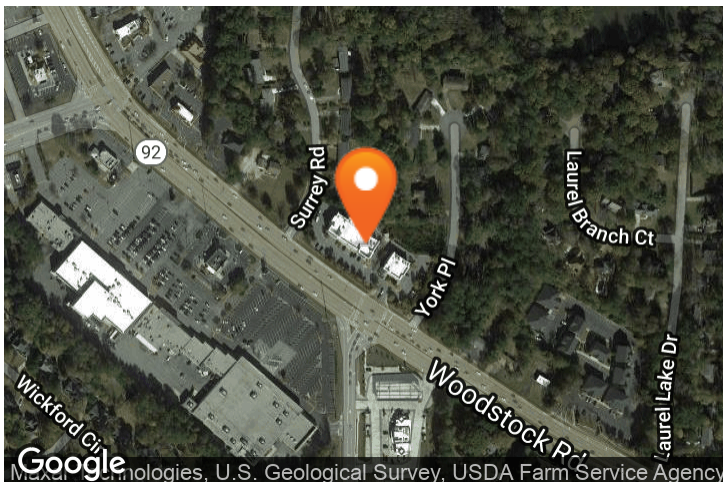
4648 Woodstock Road, Roswell, GA 30075

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located just south of the intersection of Woodstock Rd & Sandy Plains Rd



EXCLUSIVE AGENT(S)

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PROPERTY HIGHLIGHTS

- 2,585 SF 2nd generation end cap restaurant space available with patio
- Signalized intersection with great visibility from Highway 92
- Strong co-tenancy that includes Starbucks, FedEx, Mattress Firm, Smoothie King & more
- GA DOT Traffic Counts: Woodstock Rd-55,400 AADT

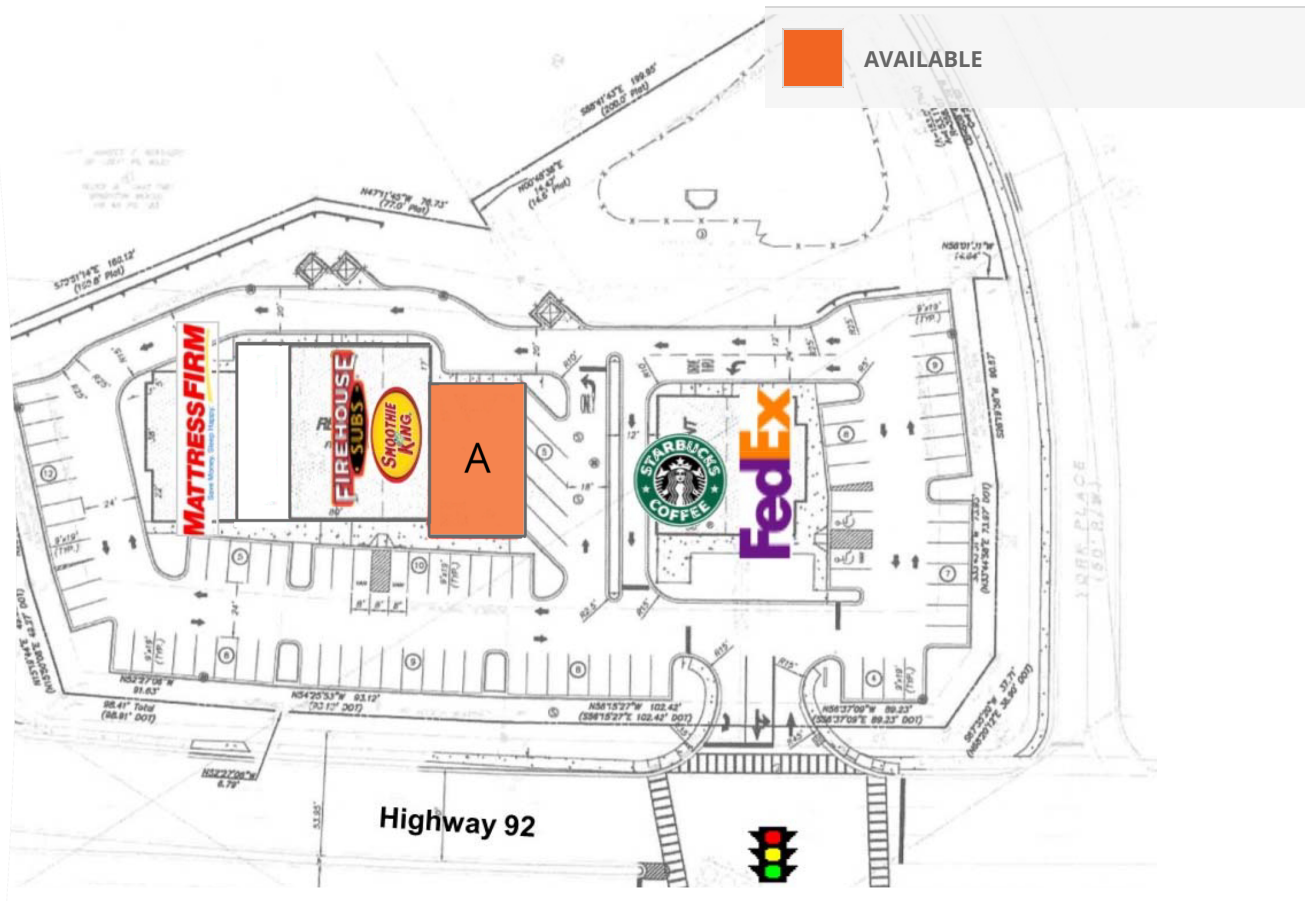
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------|---------|---------|---------|
| Population Density | 6,949 | 52,795 | 152,183 |
| Average HH Income (\$) | 186,307 | 154,748 | 145,457 |
| Daytime Population | 5,156 | 39,037 | 120,386 |

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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------|------------|
| A | Available | 2,585 SF |

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