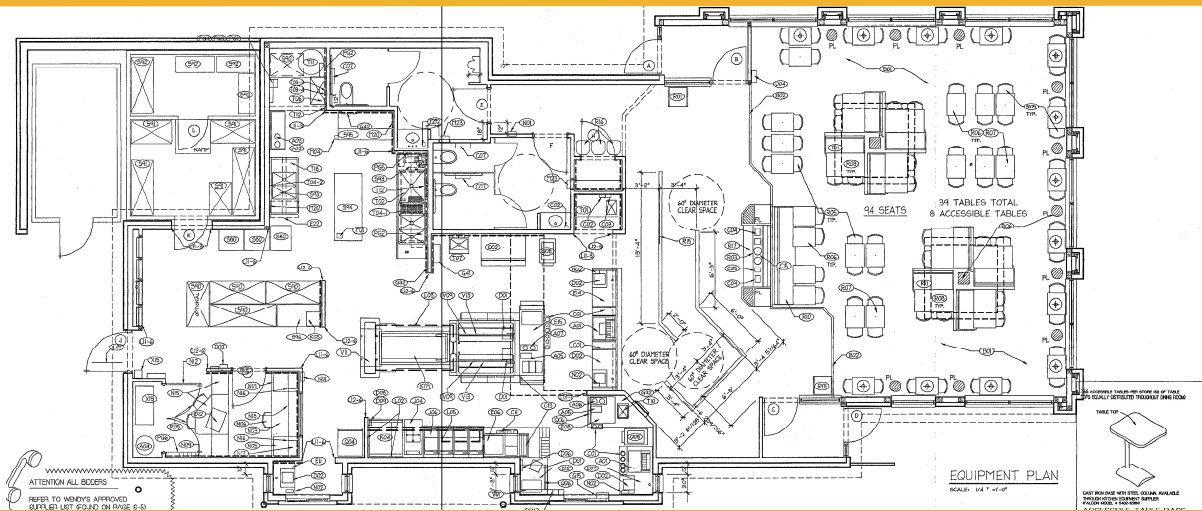
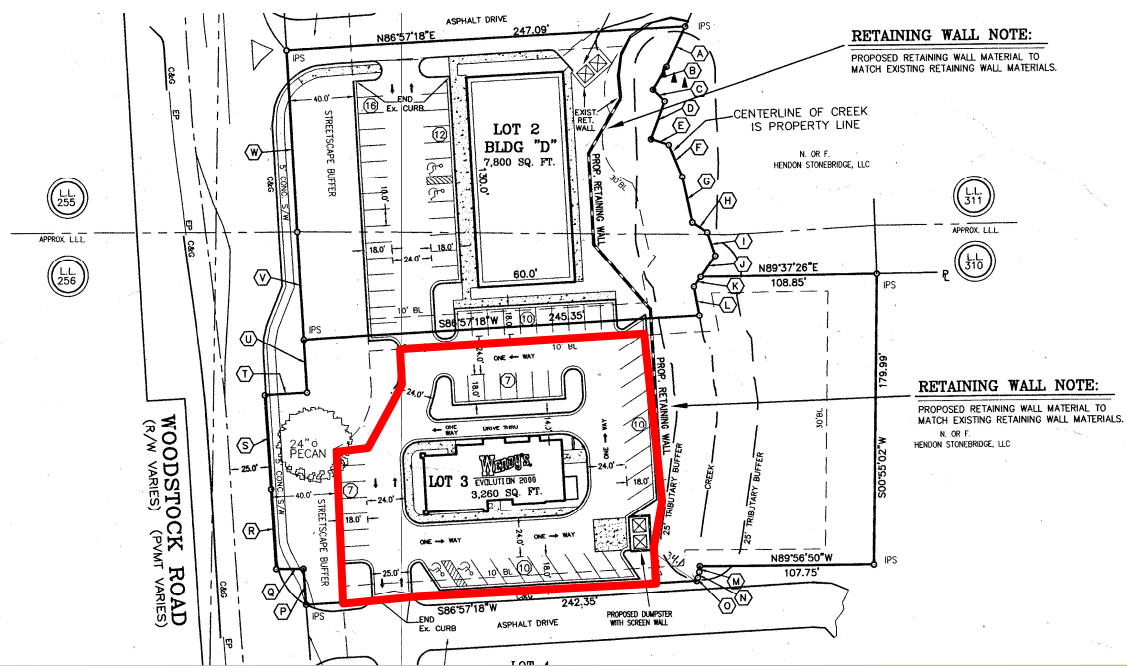


# INFORMATION



## 3,260sf Former Wendy's Restaurant Available

- 3,260 sf freestanding building with a drive-thru, fronting Woodstock Road at Stonebridge Square Shopping Center, anchored by Kohl's and Michael's
- Traffic counts on Hwy. 92 are 51,600 cars per day
- Annual Rent \$72,000/yr NNN or Sale \$1.2 Million

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2016 Est. Population	5,324	54,636	157,726
2016 Average HH Income	\$105,437	\$137,253	\$118,765
2016 Est. Households	2,291	20,255	58,515
2016 Est. # of Employees	6,010	34,377	90,474

### For More Information, Contact:

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**Steven Miles**  
(678) 773-1081  
Email: stevenmiles0323@gmail.com



# FORMER RESTAURANT AVAILABLE 11245 Woodstock Road Roswell, GA



## 3,260 SF Available For Sale or Lease

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