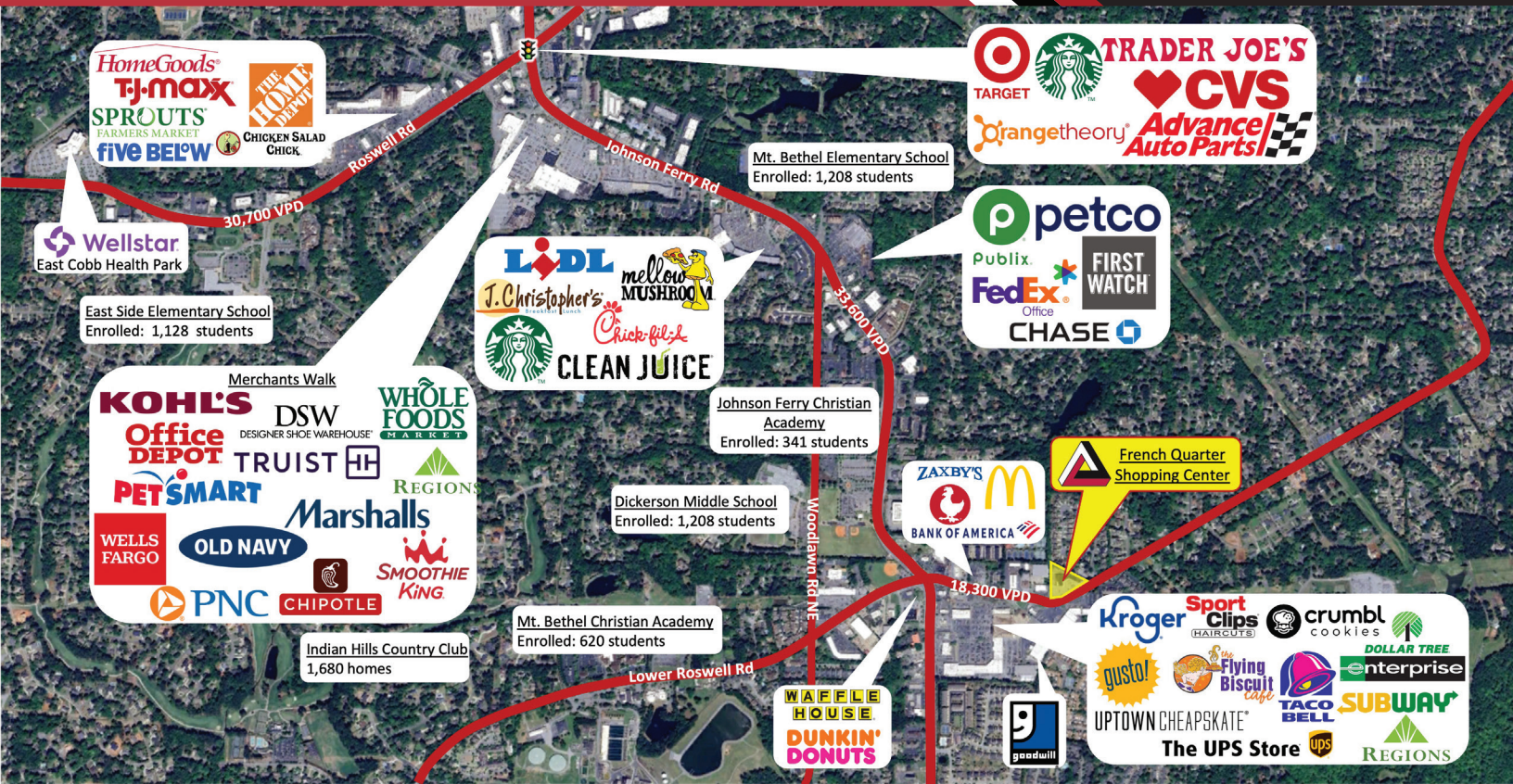





## FRENCH QUARTER SHOPPING CENTER


4961 Lower Roswell Road, Marietta GA 30068





## DEMOGRAPHICS

### 1 MILE


 9,569  
Estimated population


 2,075  
Estimated daytime population


 \$115,243  
Average household income

 2,936  
Households

### 3 MILE


 82,188  
Estimated population


 30,997  
Estimated daytime population


 \$110,699  
Average household income

 26,218  
Households

### 5 MILE

 224,392  
Estimated population

 71,693  
Estimated daytime population

 \$104,827  
Average household income

 71,647  
Households

## DRIVE TIME POPULATION

**5**  
Min  17,365

**10**  
Min  107,955

**15**  
Min  343,231

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

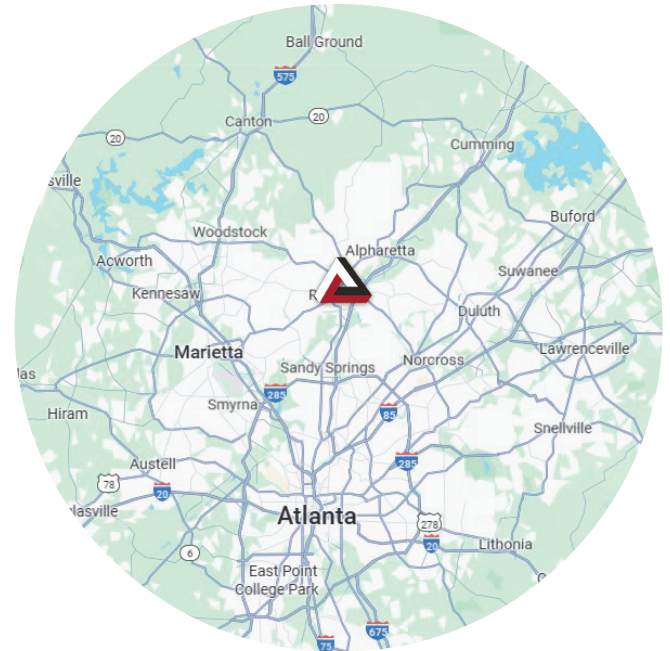
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
101	Available	16,926 SF	109-113	Crown Upholstery	3,115 SF	125	Dogwood Catering	2,332 SF
103	MI Studio	1,200 SF	115	Relaxation Spa	1,020 SF	127	Dogwood Catering	981 SF
105	Available	1,550 SF	117-119	Bradley's American C...	2,500 SF			
107	Available	785 SF	121	Wellness Plus Plus	1,877 SF			



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## HIGHLIGHTS

- 33,686 SF center located in East Cobb along Lower Roswell Road near the intersection of Johnson Ferry Road and within 1 mile of Northside East Cobb Medical Center.
- 16,926 SF fitness center available with option to include existing equipment.
- Close proximity to the Marietta Ice Center, Atlanta Swim Academy, Old Towne Athletic Club, NorthStar Gymnastics, Johnson Ferry Fields, and Mt. Bethel Park.
- Excellent visibility and signage.
- Easy ingress and egress with two access points.
- Strong demographics with 82,000+ residents and average household incomes of \$110,699 within 3 miles.
- Neighboring retailers include Kroger, Goodwill, Dunkin' Donuts, and many other national tenants.



18,300 on Lower Roswell Rd



Full access from Lower Roswell Rd



Signage options available.

