



## ROSWELL RESTAURANT

1090 Alpharetta St, Roswell GA 30075

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## DEMOGRAPHICS

### 1 MILE

 7,382  
Estimated population


 8,076  
Estimated daytime population


 \$183,868  
Average household income

 3,143  
Households

### 3 MILE


 69,266  
Estimated population

 54,379  
Estimated daytime population


 \$142,655  
Average household income

 28,591  
Households

### 5 MILE

 191,467  
Estimated population

 116,579  
Estimated daytime population

 \$165,154  
Average household income

 76,317  
Households

## DRIVE TIME POPULATION

**5**  
Min  14,612

**10**  
Min  85,930

**15**  
Min  217,798

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
Building	Available	3,503 SF



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## HIGHLIGHTS

- 3,503 SF restaurant (2,808 SF 1st floor and 695 SF 2nd floor) with 1,297 SF outdoor patio and 600 SF cellar for lease.
- The property was built in 1900 and is located in downtown Roswell's Historic District.
- All FF&E may be purchased.
- The site is across from Southern Post, a 4+ acre mixed-use development with retail, restaurants, offices, apartments, townhomes, and a boutique hotel opening soon.
- Historic Roswell is listed in the National Register of Historic Places.
- Roswell is an affluent suburb of Atlanta, is the 8th largest city in Georgia and the downtown retail hub offers a unique blend of pedestrian-friendly areas and draws patrons from well beyond the Atlanta MSA.



19,700 on Alpharetta St.



Full access from Alpharetta St.



Facade and post signage options available.



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