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#### **DEMOGRAPHICS**

### 1 MILE

7,382

8 8,076 Estimated daytime population

\$183,868 Average household income



# 3 MILE

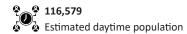
နှင့် **69,266** ဂူဂူဂူ Estimated population 54,379 Estimated daytime population

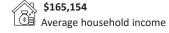




## 5 MILE









### **DRIVE TIME POPULATION**









**85,930** 



217,798





### **SITE PLAN**

SUITE	TENANT	SIZE
Building	Available	3,503 SF





### **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.



Façade and post signage options available.

