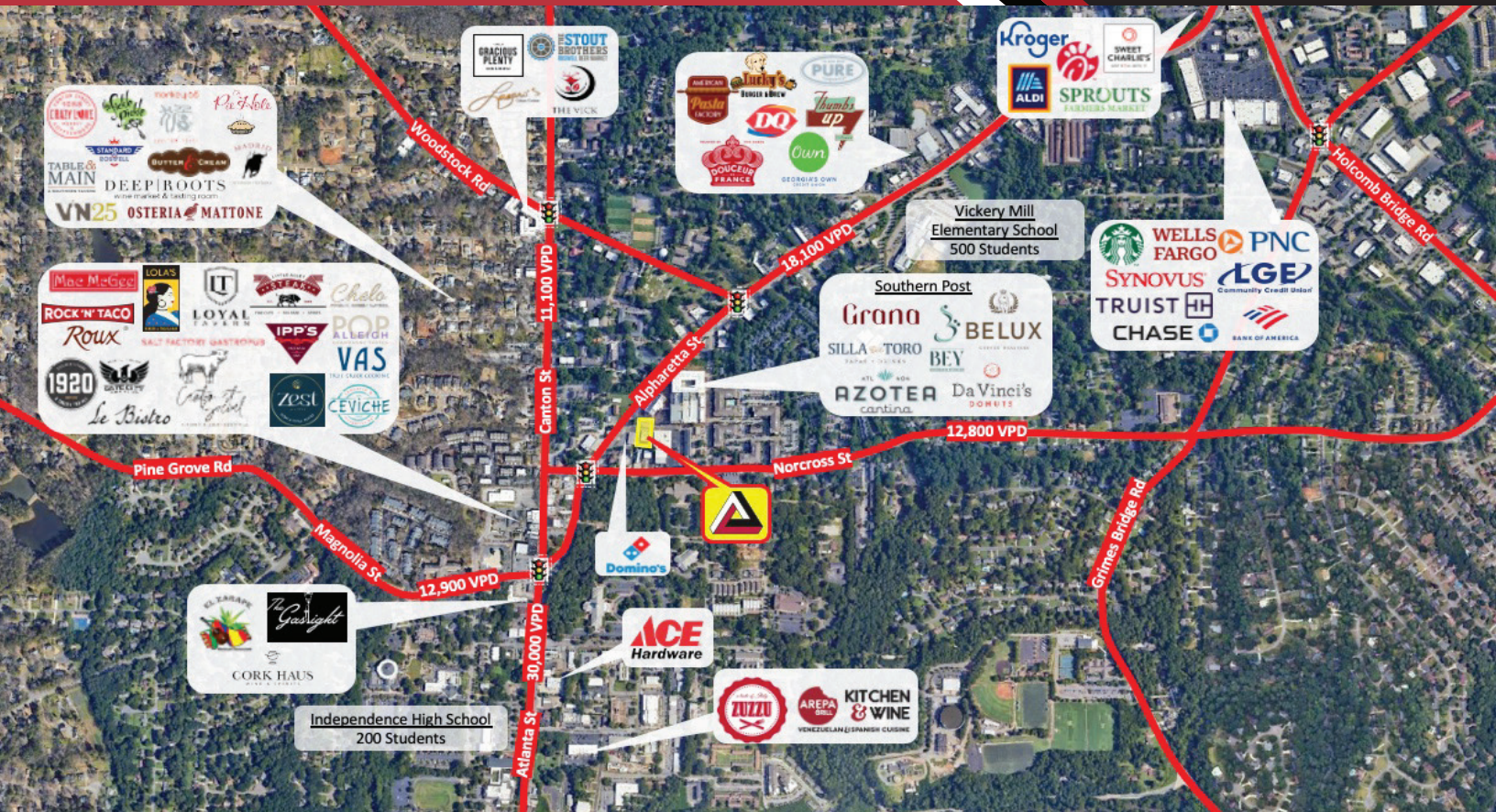




ROSWELL FORMER RAMEN

1013 Alpharetta Street, Roswell GA 30075



DEMOGRAPHICS

1 MILE



6,944
Estimated population



6,381
Estimated daytime population



\$209,823
Average household income



2,938
Households

3 MILE



69,547
Estimated population



44,079
Estimated daytime population



\$180,402
Average household income



29,497
Households

5 MILE



187,865
Estimated population



99,497
Estimated daytime population



\$204,299
Average household income



76,110
Households

DRIVE TIME POPULATION

5
Min

12,694

10
Min

77,432

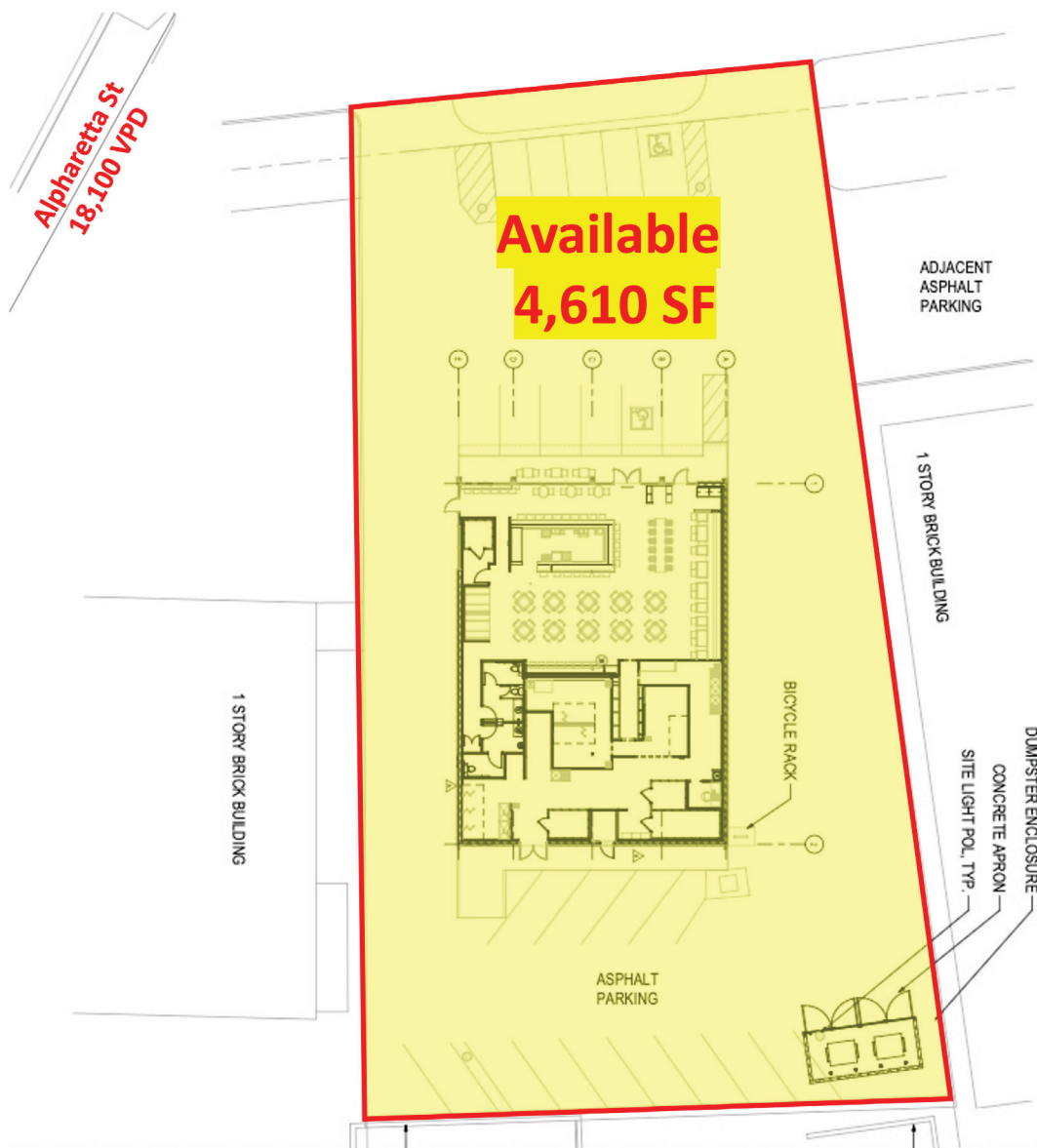
15
Min

197,708

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

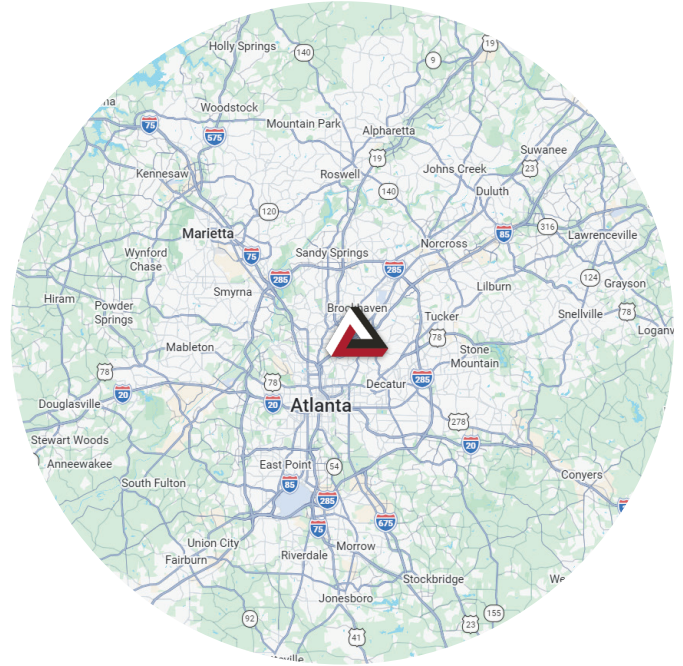
SUITE	TENANT	SIZE
Building	Available	4,610 SF



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HIGHLIGHTS

- 4,610 SF 2nd-generation restaurant with patio opportunity available.
- Located in historic Downtown Roswell on Alpharetta Street (18,100 VPD), close to the lighted intersection at Norcross Street (12,800 VPD).
- The property is next to the newly opened Southern Post mixed-use development and is surrounded by unique retail concepts, including Little Alley Steak – Roswell, Le Bistro, Salt Factory, Grana, and Bey Mediterranean.
- There is a population of 69,547 and an average household income of \$180,402 within a 3-mile radius of the property.



18,100 VPD on Alpharetta Street.
12,800 VPD on Norcross Street.



Full access from Alpharetta Street.
Cross-access from Norcross Street.



Signage options are available.

