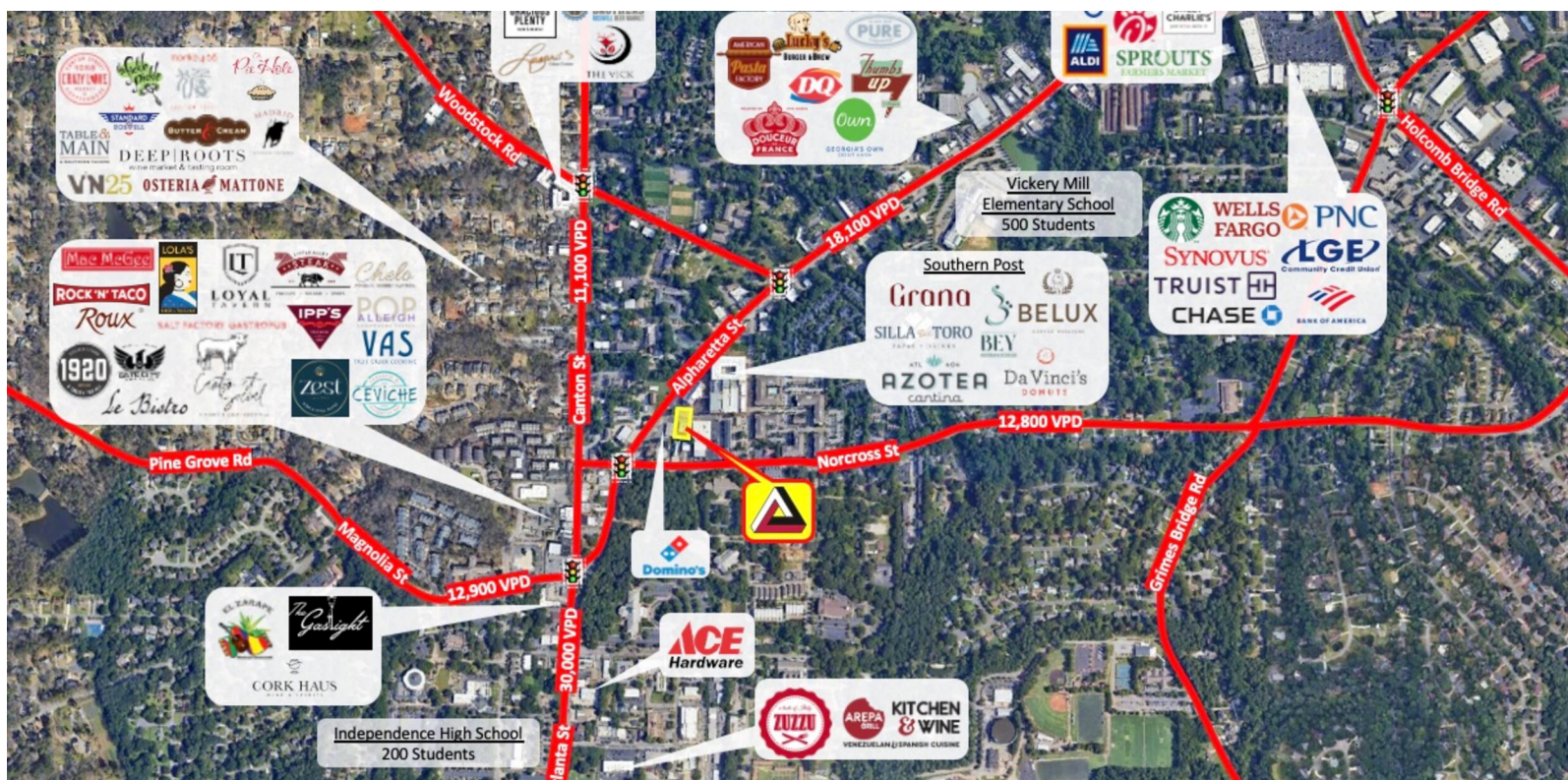




## ROSWEEL FORMER RAMEN - 2ND GENERATION RESTAURANT WITH PATIO



1013 Alpharetta Street, Roswell GA 30075

- ▲ 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.

| 2026 Demographics    | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 6,944     | 69,547    | 187,865   |
| Households           | 2,938     | 29,497    | 76,110    |
| Average HH Income    | \$209,823 | \$180,402 | \$204,299 |
| Daytime Population   | 6,381     | 44,079    | 99,497    |
|                      | 5 Min     | 10 Min    | 15 Min    |
| Drivetime Population | 12,694    | 77,432    | 197,708   |

### Available Spaces

**Building - 4,610 SF**

## LEASING INFORMATION

| Suite           | Tenant           | Size/SF         |
|-----------------|------------------|-----------------|
| <b>Building</b> | <i>Available</i> | <b>4,610 SF</b> |



**Alpharetta St**  
**18,100 VPD**

