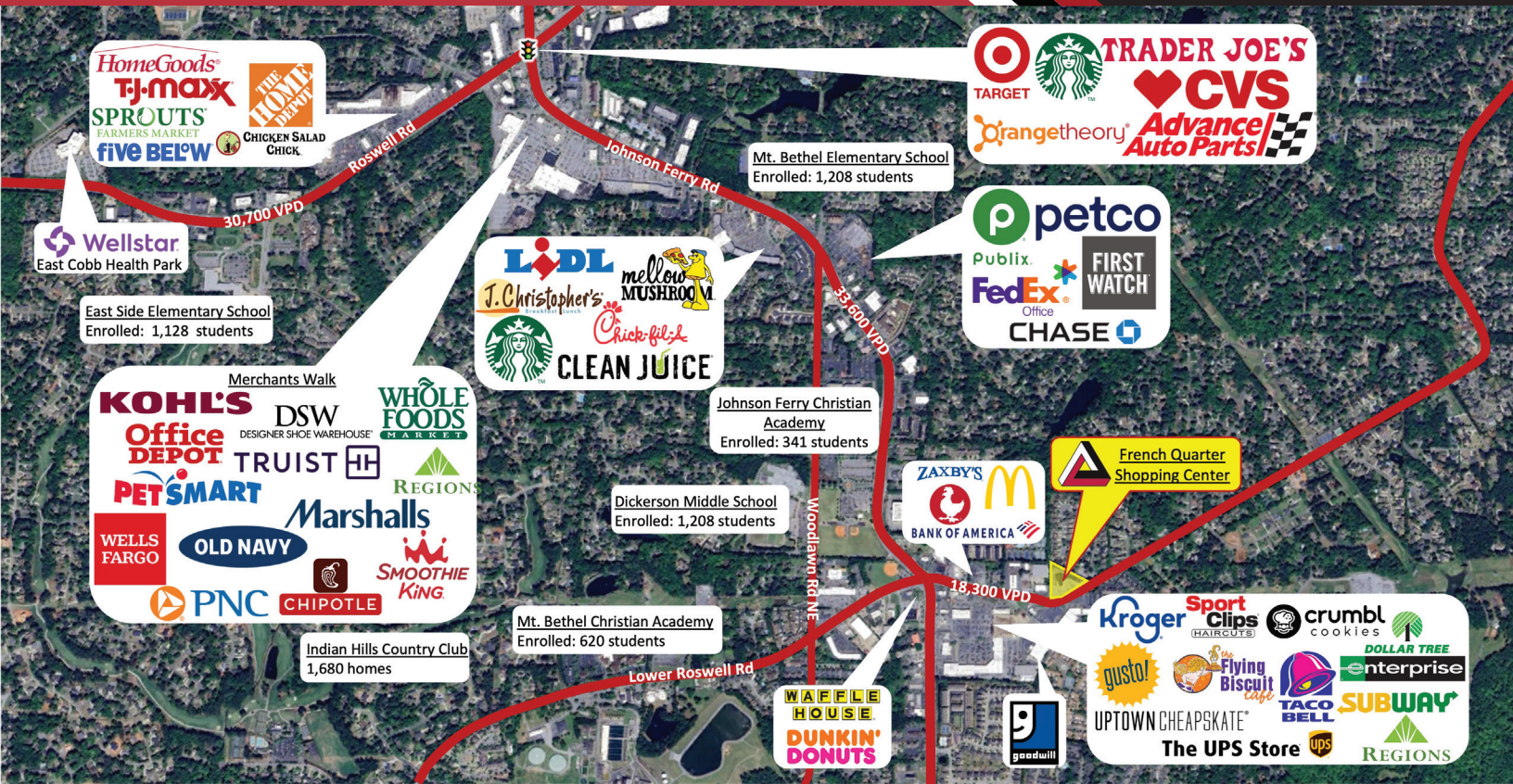




FRENCH QUARTER SHOPPING CENTER

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

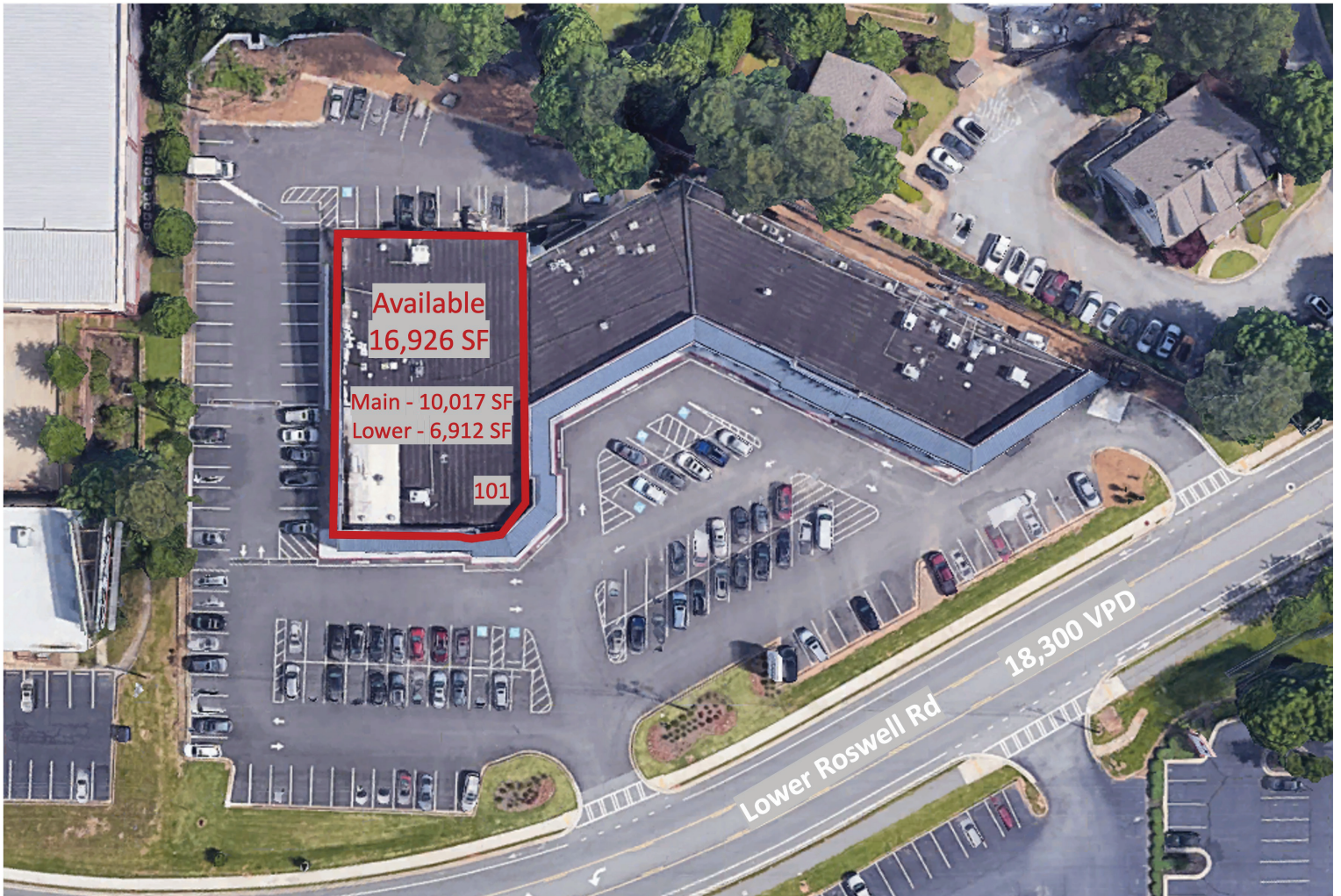


343,231

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

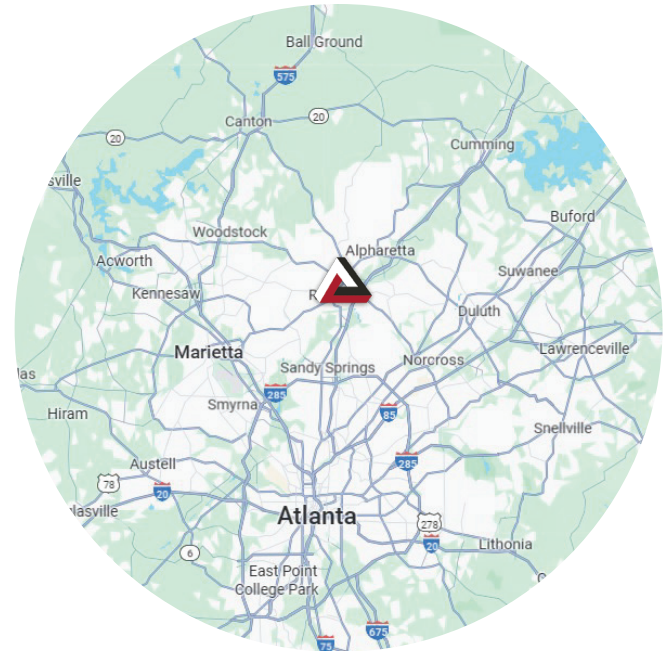
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
101	Available	16,926 SF	115	Relaxation Spa	1,020 SF	127	Dogwood Catering	981 SF
103	MI Studio	1,200 SF	117-119	Bradley's American C...	2,500 SF			
105/107	Jeon's Judo & Taekwondo	2,335 SF	121	Wellness Plus Plus	1,877 SF			
109-113	Crown Upholstery	3,115 SF	125	Dogwood Catering	2,332 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 (10,014 SF main level, 6,912 SF lower level) fitness space available with the 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.



Kimberly Dart
Heidt | 770-356-1976
kim@dartretail.com

Robyn
Flanagan | 404-510-0966
robyn@dartretail.com