

AVAILABLE





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
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3 MILE

 82,188 Estimated population	 30,997 Estimated daytime population	 \$110,699 Average household income	 26,218 Households
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5 MILE

 224,392 Estimated population	 71,693 Estimated daytime population	 \$104,827 Average household income	 71,647 Households
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DRIVE TIME POPULATION

5 Min  17,365	10 Min  107,955	15 Min  343,231
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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 (sub-divisible)	16,929 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	Available	1,877 SF			
109-113	Crown Upholstery	3,115 SF	125	Dogwood Catering	2,332 SF			



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HIGHLIGHTS

- 6,192 SF, 10,014 SF, or 16,926 SF endcap available, suitable for fitness, medical, and salon suite tenants.
- 1,877 SF endcap with drive-thru suitable for restaurant tenants.
- French Quarter is a 33,686 SF neighborhood shopping center located on Lower Roswell Road near the Johnson Ferry Road intersection.
- The property has two access points from Lower Roswell Road (18,300 VPD) with excellent visibility and signage, and recent property upgrades include landscaping, painting, paving, and new roofing.
- Nearby grocery retailers include Whole Foods, Trader Joe's, Costco, Sam's Club, Publix, and Kroger.
- East Cobb is a highly desirable, affluent area of metro Atlanta with over 200,000 residents, higher than average incomes, thriving businesses, and top-rated public and private schools, hospitals, and healthcare providers.



18,300 on Lower Roswell Rd



Full access from Lower Roswell Rd



Signage options available.

