

Publix #0626 - King Plaza

885 Woodstock Road
Roswell, GA 30075
Lat 34.061, Long -84.384

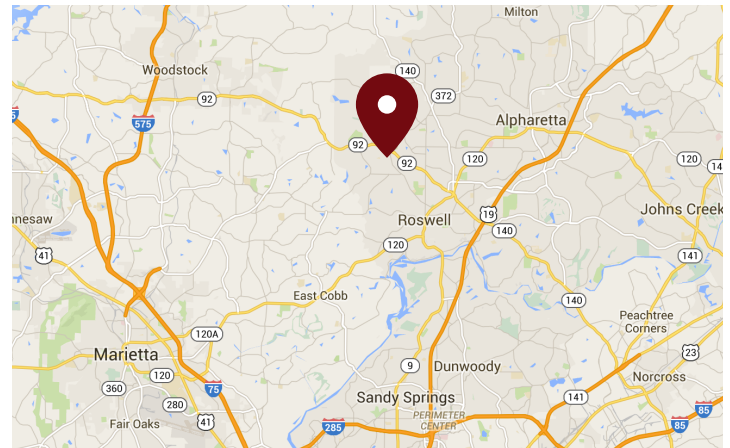
FOR LEASE



1,050 SF & ±0.5 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in the City of Roswell, a Major Bedroom Community for the Atlanta MSA, Drawing an Average of 75,000 Visitors per Month
- Ideally Located Along Woodstock Road (HWY 92), a Primary East-West Thoroughfare and Dominant Retail Corridor Including Target, TJ Maxx, The Home Depot, LA Fitness, PetSmart and Michael's
- Center is Surrounded by an Affluent Population with an Average Household Income of \$178,000 Within Three Miles
- Situated Directly Across from Roswell High School (2,232 Students) and Within One Mile from Blessed Trinity Catholic High School (978 Students)
- 1,050 SF Inline Space Available
- ±0.50 Acre Outparcel Available as a Ground Lease
- Traffic Count: 65,579 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,437	52,336	158,048
Daytime Population	6,395	57,067	166,362
Total Households	2,262	19,267	57,317
Avg. HH Income	\$173,484	\$179,922	\$152,725

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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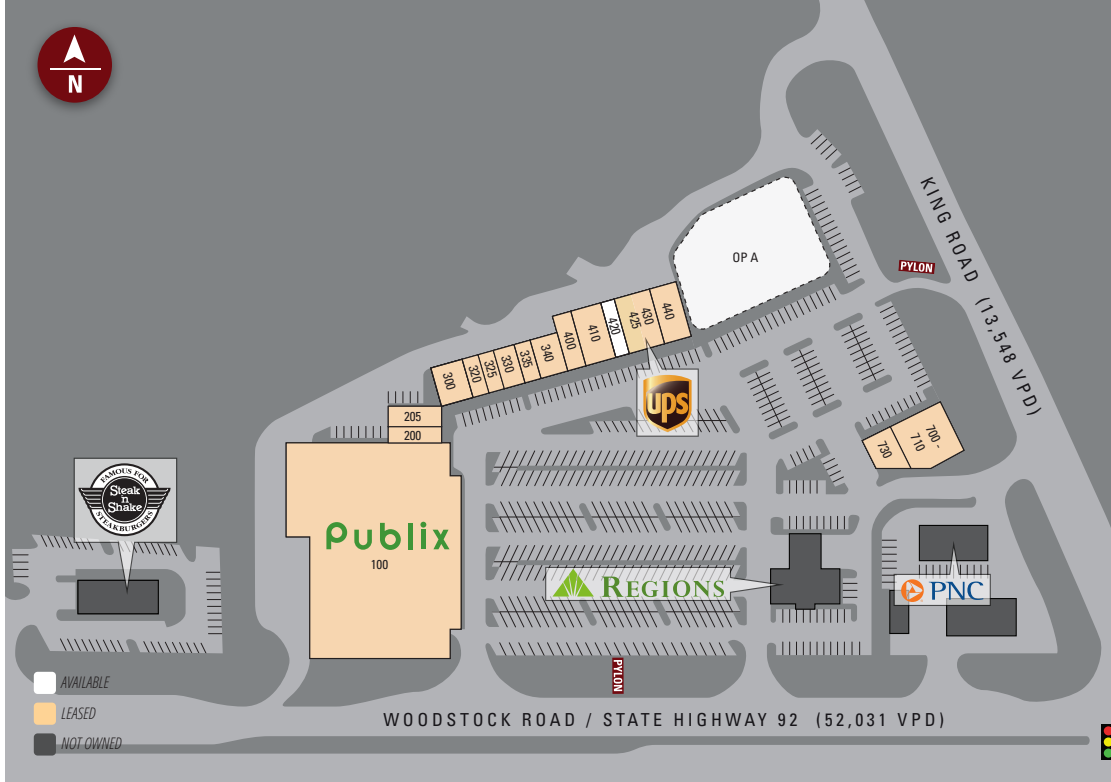


www.crossmanco.com

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SITE PLAN



Suite	Tenant	Size
100	Publix	51,420
200	Unavailable	1,598
205	Majestic Tan & Spa	1,604
300	Massage Envy Spa	3,300
320	The Joint	1,000
325	Pure Chemistry Salon	1,000
330-335	92 Threads Embroidery	2,000
340	Nail Premiere	1,000
400	All American Swim	1,400
410	Rojo Cocina Mexicana	4,200
420	AVAILABLE	1,050
425-430	The UPS Store	2,485
440	Epicures of Asia	2,485
700-710	Spenga	4,805
730	Art Cleaners	2,085
OP A	AVAILABLE	0.5 Acres

TOTAL 81,432



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	165,644
Saturday	155,713
Friday	146,115

OF VISITS

TOP 3 HOURS

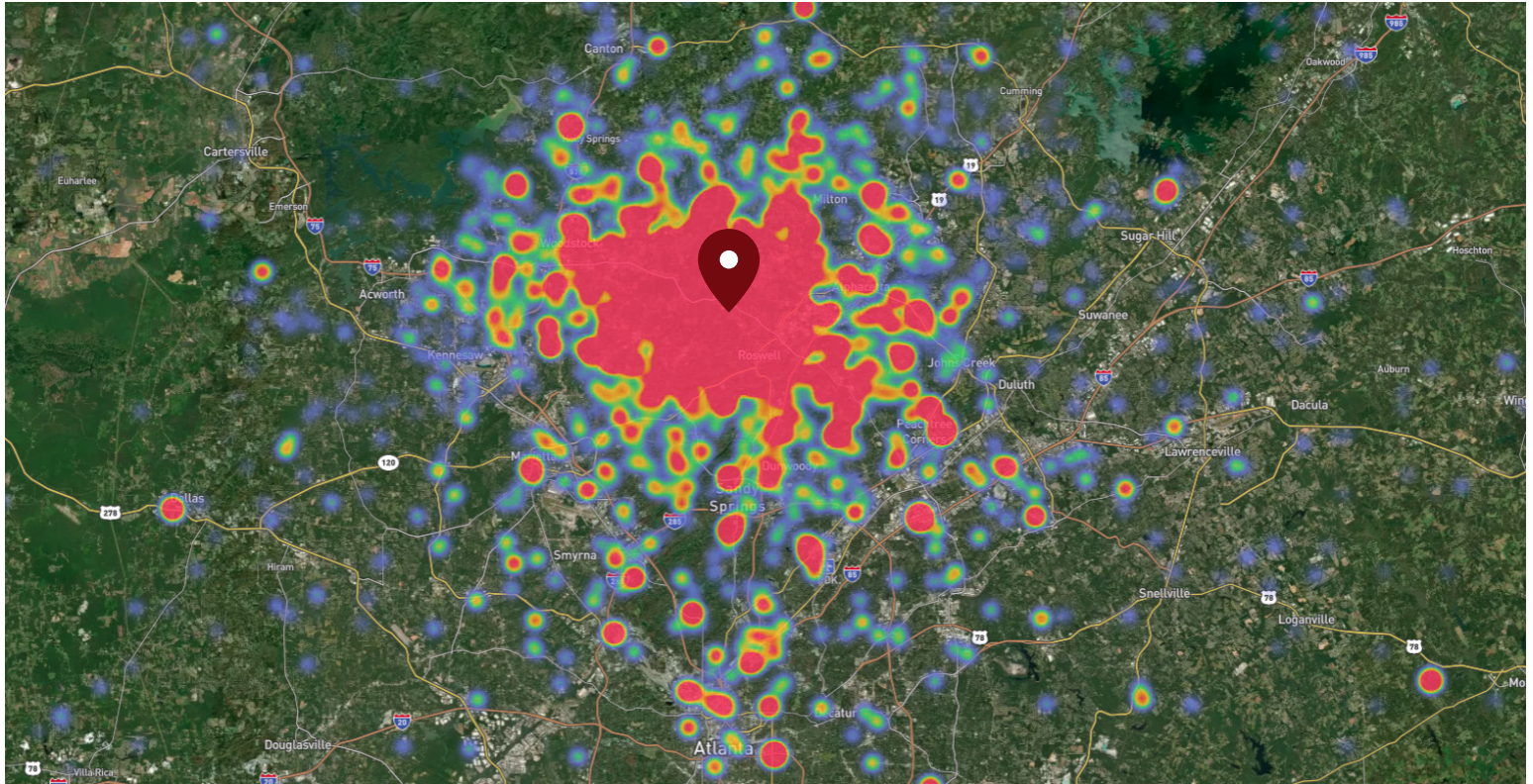


5-6 PM	176,343
4-5 PM	166,400
6-7 PM	163,880

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2021 - March 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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