

TUXEDO FESTIVAL

3655 Roswell Rd., Atlanta GA 30342

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 905 SF
- » This neighborhood retail center is strategically positioned along Roswell Road in the heart of the Buckhead trade area, one of Metro Atlanta's most affluent and densely populated retail corridors.
- » The center serves the surrounding high-income residential communities, office population and destination shoppers, benefiting from strong demographics and limited available retail space in the immediate market.
- » Tuxedo Festival benefits from exceptional visibility and access along Roswell Road with strong daily traffic counts and proximity to major thoroughfares including Piedmont Road, Wieuca Road and GA-400.
- » Tenants include a mix of restaurant, retail, fitness, medical and service-oriented users catering to both local residents and the surrounding daytime population.
- » Nearby retailers include: Whole Foods Market, Publix, Trader Joe's, Starbucks, Chick-fil-A, The Fresh Market, CVS Pharmacy and numerous upscale retailers, restaurants and service providers throughout the Buckhead retail corridor.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,189	116,079	309,982
Households	10,581	60,362	155,881
Avg. HH Income	\$193,914	\$222,168	\$200,684

FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
MANAGING DIRECTOR

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✉ Sam.Krueger@FranklinST.com

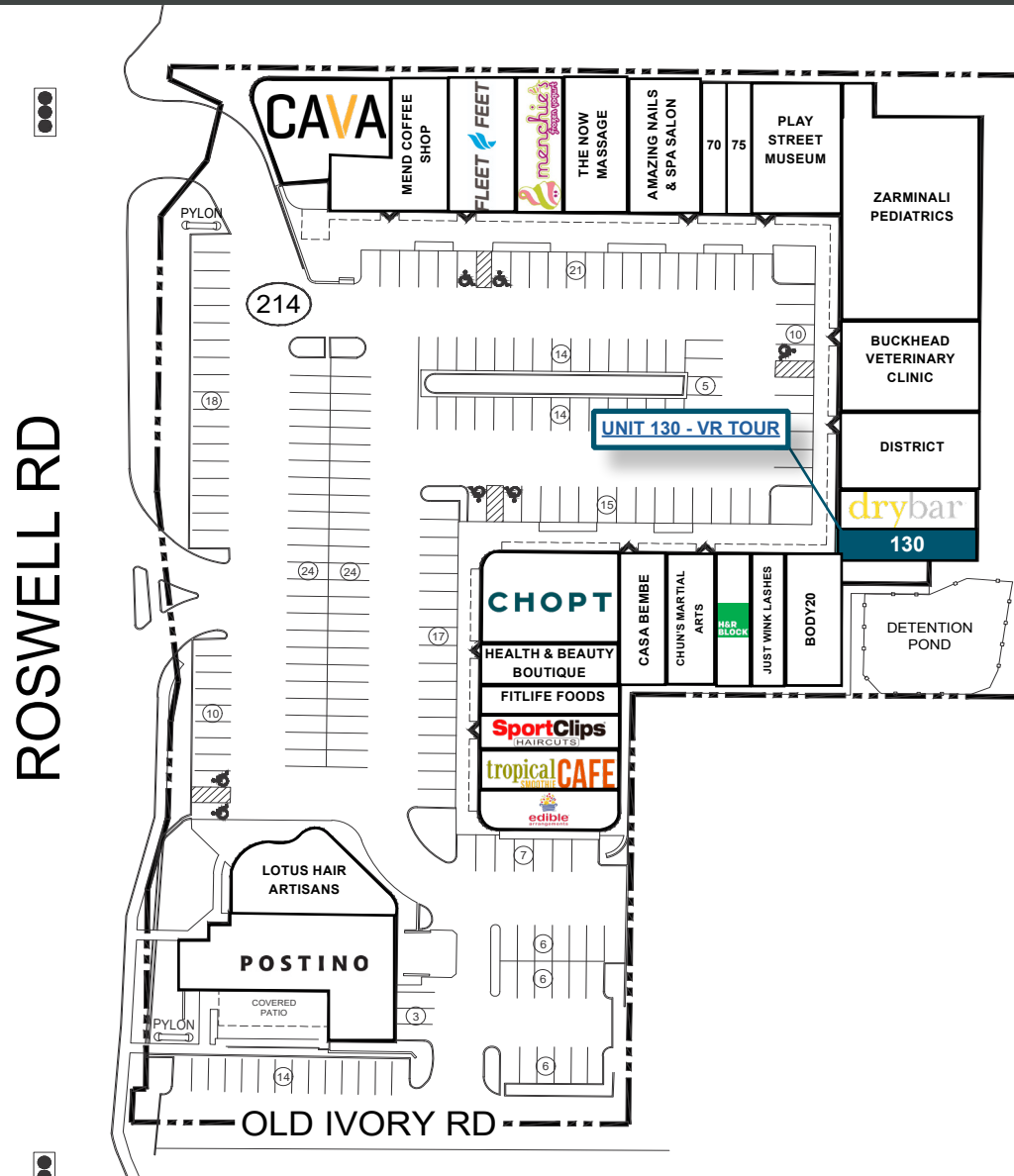
KAITLYN SCHOERNER
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FLOOR PLAN



UNIT	TENANT	SF
10	CAVA	3,018
20	MEND COFFEE SHOP	2,432
30	FLEET FEET	2,090
40	MENCHIE'S FROZEN YOGURT	1,460
50	THE NOW MASSAGE	1,930
60	AMAZING NAILS & SPA SALON	2,264
70	MARS COLLECTIVE	772
75	SAULS REWEAVERS	780
80	PLAY STREET MUSEUM	2,635
90	ZARMINALI PEDIATRICS	6,684
100	BUCKHEAD VETERINARY CLINIC	2,940
110	DISTRICT	2,612
120	DRYBAR	1,286
130	AVAILABLE	905
140	BODY20	1,505
150	JUST WINK LASHES	1,031
160	H&R BLOCK	1,031
170	CHUN'S MARTIAL ARTS	1,573
180	ACADEMY	
200	CASA BEMBE	1,396
210	CHOP'T CREATIVE SALAD	3,012
220	HEALTH AND BEAUTY BOUTIQUE	1,319
230	FITLIFE FOODS	1,040
240	SPORTS CLIPS	975
250	TROPICAL SMOOTHIE CAFE	1,332
260	EDIBLE ARRANGEMENTS	1,370
300	LOTUS HAIR ARTISANS	2,523
	POSTINO WINE CAFE	4,297

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RETAIL AERIAL



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