

THE WEBB



TRD • MRK

COLLECTIVE

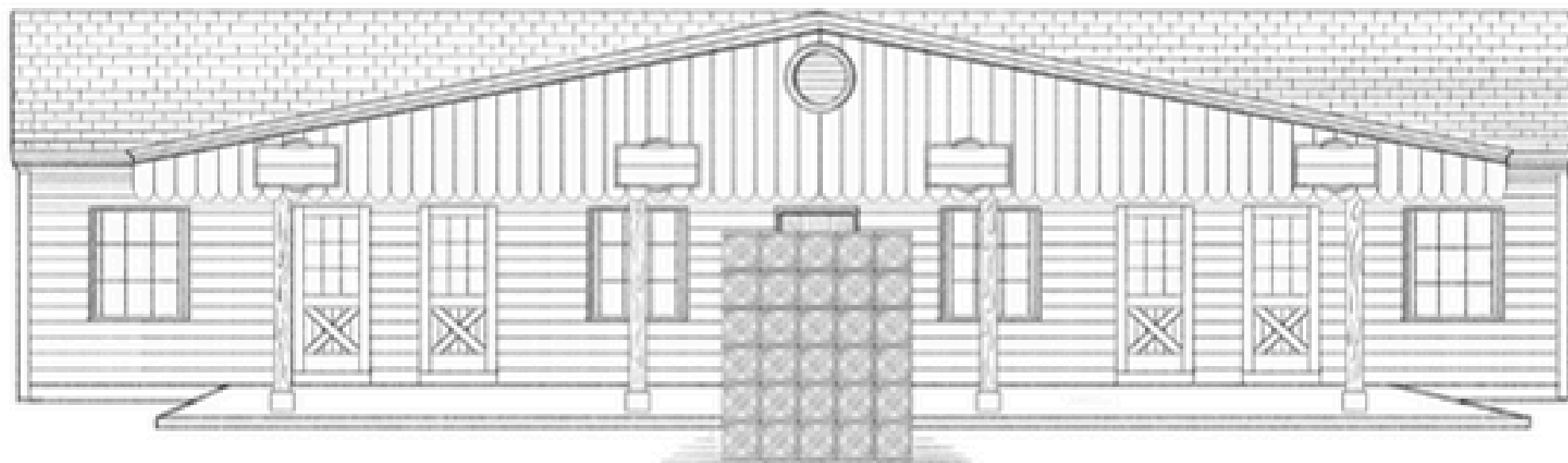
34 WEBB ST.
ROSWELL, GA
30075

SUMMER 2025



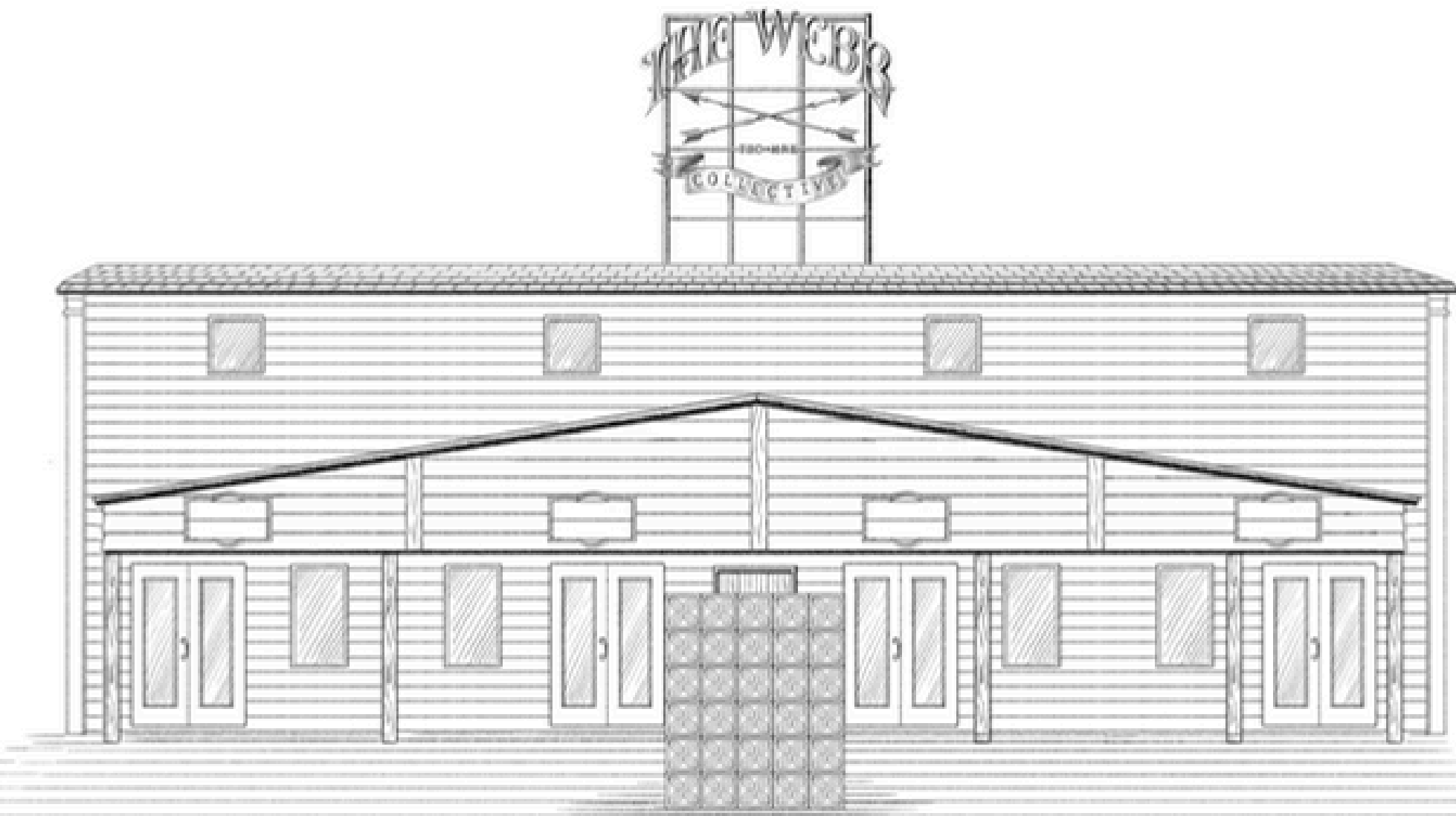


UPPER FLOOR





LOWER FLOOR



RETAIL FOR LEASE

34 WEBB ST. - DOWNTOWN ROSWELL SHOPFRONT

34 WEBB STREET, ROSWELL, GA 30075





WANTED



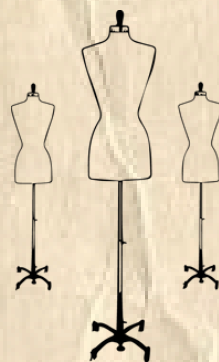
WE'RE LOOKING FOR STANDOUT MERCHANTS WITH
CHARACTER, CREATIVITY, AND COMMUNITY APPEAL.



• RECORD STORE



• TACO JOINT



• BOUTIQUE



• ICE CREAM OR GELATO SHOP



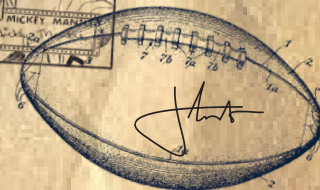
• COFFEE SHOP



• JUICE BAR

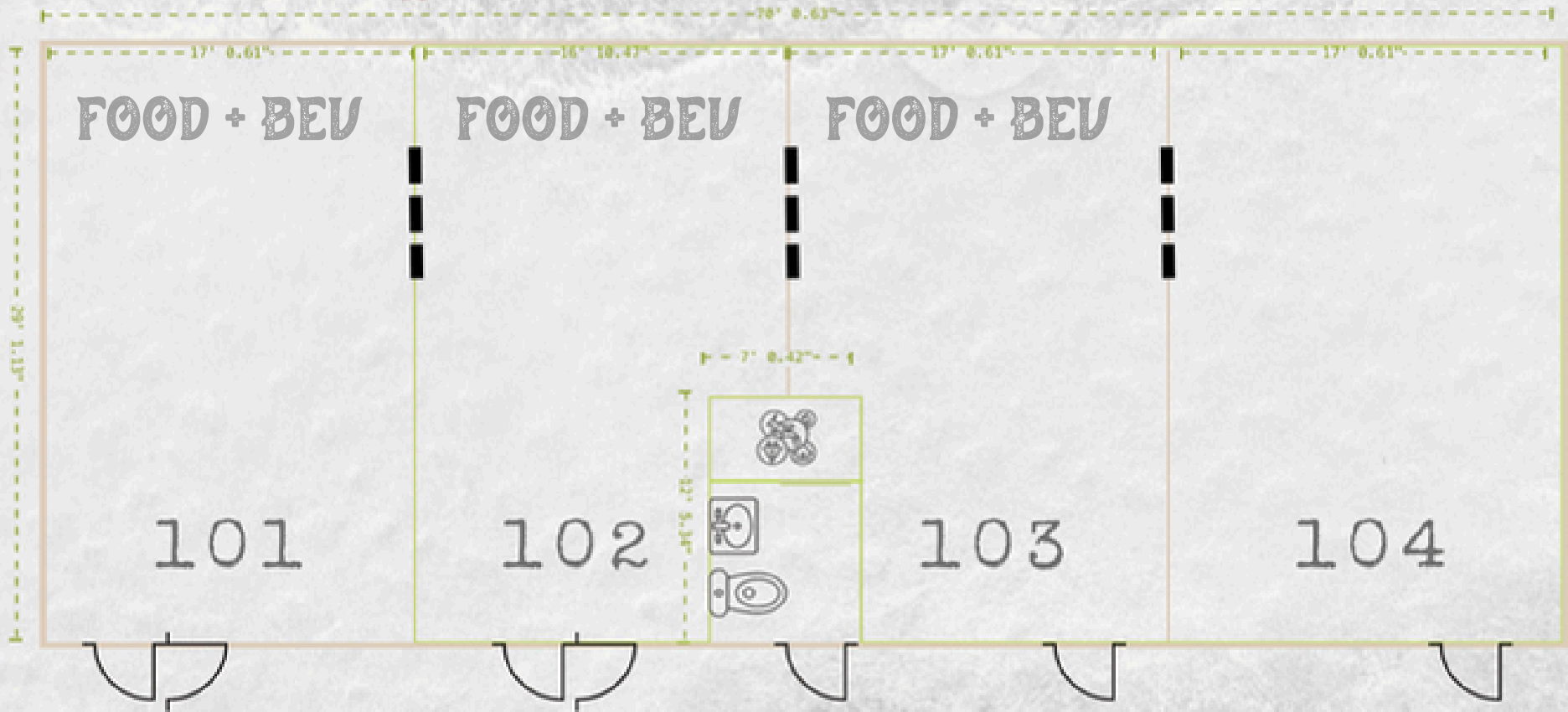


• WINE AND CHEESE SHOP



• COLLECTIBLES SHOP

LAYOUT 1ST LEVEL



Disclaimer The information contained herein is believed to be accurate, but no warranty, expressed or implied, is made regarding its accuracy. The Webb Collective and its representatives assume no liability for errors, omissions, or changes in terms or conditions.

LAYOUT 2ND LEVEL



Disclaimer The information contained herein is believed to be accurate, but no warranty, expressed or implied, is made regarding its accuracy. The Webb Collective and its representatives assume no liability for errors, omissions, or changes in terms or conditions.

WHY THE WEBB COLLECTIVE?

PROPERTY HIGHLIGHTS

- HIGH FOOT TRAFFIC IN THE HEART DWTWN ROSWELL
- LOCATED ON ICONIC WEBB STREET
- OUTDOOR SEATING & CHILL AREA
- SURROUNDED BY RESTAURANTS, BARS, AND GALLERIES
- WESTERN-INSPIRED DESIGN WITH AUTHENTIC DETAILS
- TONS OF FREE CITY OF ROSWELL PARKING SPACES STEPS AWAY
- OUTDOOR MARKET AND CONCERT AREA DESIGNED FOR COMMUNITY EVENTS AND VENDOR FAIRS
- PERFECTLY SIZED SPACES IDEAL FOR INDEPENDENT RETAILERS, FOOD MAKERS, AND CREATIVE ENTREPRENEURS



ZONING: (DS) DOWNTOWN STOREFRONT
MARKET: DOWNTOWN ROSWELL



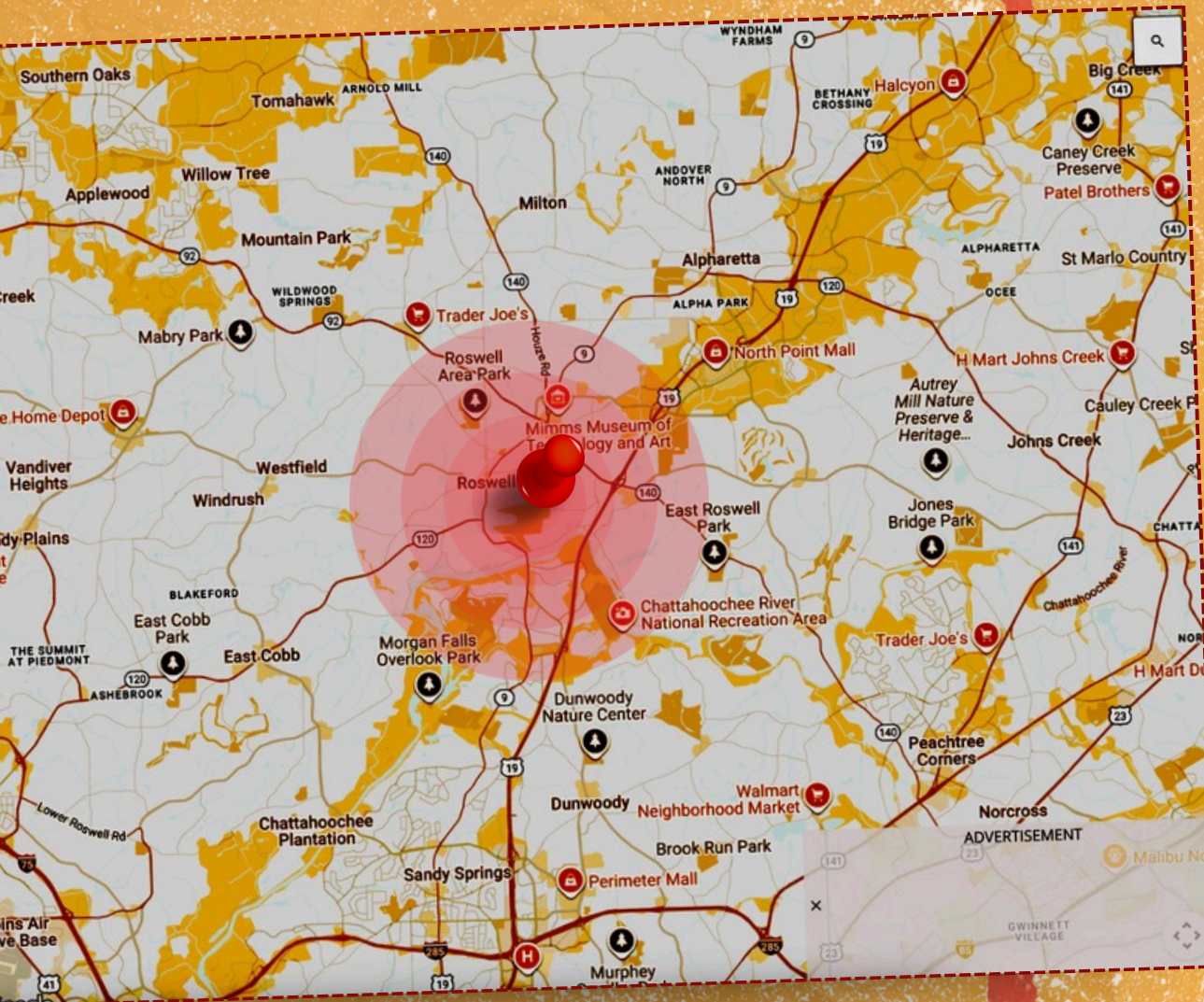
SAMPLE UNIT

- POLISHED CONCRETE BOTTOM FLOOR
- DISTRESSED TYPE WOOD TOP FLOOR
- PLENTY OF ELECTRICAL OUTLETS
- VINTAGE STYLE LIGHTING FIXTURES
- INDIVIDUAL MINI SPLIT HVAC SYSTEM
- WIFI
- TONS OF FREE PARKING STEPS AWAY
- WOOD SIGNAGE



SUITE
101

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
MALE	4,073	40,050	90,782
FEMALE	4,200	40,384	92,298
TOTAL POPULATION	8,273	80,434	183,080

AGE	1 MILE	3 MILES	5 MILES
AGES 0-14	1,420	16,094	35,305
AGES 15-24	967	10,371	24,738
AGES 25-54	3,093	33,665	72,318
AGES 55-64	1,162	10,056	24,747
AGES 65+	1,631	10,248	25,972

RACE	1 MILE	3 MILES	5 MILES
WHITE	6,583	55,471	133,804
BLACK	535	12,543	26,076
AM IN/AK NAT	6	175	221
HAWAIIAN	N/A	4	10
HISPANIC	1,472	17,850	26,023
MULTI-RACIAL	1,950	19,296	29,910

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN	\$70,636	\$72,775	\$93,321
< \$15,000	267	2,475	4,823
\$15,000-\$24,999	140	2,293	4,356
\$25,000-\$34,999	266	2,970	6,058
\$35,000-\$49,999	500	4,396	8,769
\$50,000-\$74,999	599	5,188	11,806
\$75,000-\$99,999	406	4,104	8,709
\$100,000-\$149,999	599	4,998	12,318
\$150,000-\$199,999	233	2,751	7,479
> \$200,000	240	2,675	8,434

HOUSING	1 MILE	3 MILES	5 MILES
TOTAL UNITS	3,730	34,999	79,710
OCCUPIED	3,426	32,469	74,617
OWNER OCCUPIED	2,658	18,820	47,420
RENTER OCCUPIED	768	13,649	27,197
VACANT	304	2,530	5,093

A COLLECTIVE



TRD•MRK
COLLECTIVE





THE HEART OF DWTWN ROSWELL





PLACE
ONE CENT
STAMP
HERE
MADE IN U. S. A

For leasing inquiries
please visit us at
www.thewebbroswell.com

BLOCK-C
PROPERTIES

CG
Choice Gateway