

# Publix #0086 - Shallowford Corners

4401 Shallowford Road  
Roswell, GA 30075  
Lat 34.028, Long -84.421

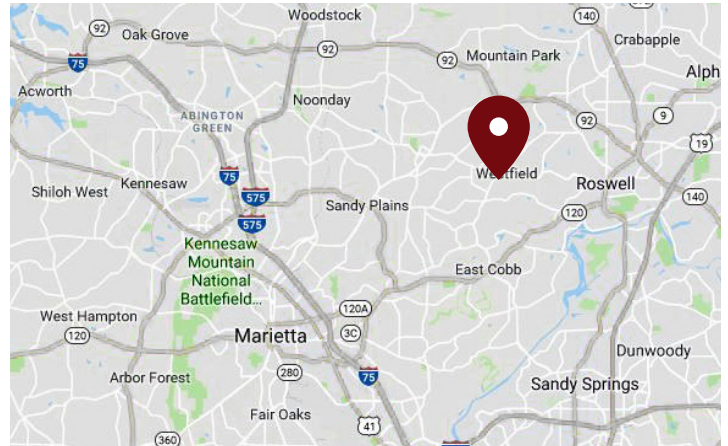
**FOR LEASE**



**1,211 - 2,409 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Neighborhood Center Strategically Located at the Heavily Trafficked Intersection of Johnson Ferry Road and Shallowford Road
- Surrounded by High-Income Homes in Densely Populated Neighborhoods in the Affluent East Cobb Community
- Center Provides Excellent Visibility and Easy Access via Two Traffic Signals and Five Curb Cuts
- Dynamic Mix of National, Regional, Local Brands and Service Providers
- Located Less than 3 Miles from Pope High School with a Student Population of Over 1,900
- Combined Traffic Count: 47,700 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,393	66,303	180,551
Daytime Population	8,137	51,984	163,134
Total Households	3,340	22,561	65,455
Avg. HH Income	\$188,434	\$197,267	\$176,969

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

## Melody Holley

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Crossman & Company

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Suite	Tenant	Size
174	Publix	52,804
100	PT Solutions	2,265
102	Jet's Pizza	1,510
106	Chicago's Restaurant	5,311
114	Copacabana Brazilian Wax	1,211
116	Great Clips	1,211
118	AVAILABLE	1,211
120	Edward Jones	1,211
122	New Fashion Alterations	909

Suite	Tenant	Size
124	Nail Tech	909
126	Eggs Up Grill	3,033
130	Goodwill Donation Center	1,412
132	AVAILABLE	1,412
138	Westfield Tavern	4,157
140	AVAILABLE	2,409
142	Kumon	1,412
144	Workout Anytime	6,018
156	Trendy Cabinets Kitchen & Bath	2,828

Suite	Tenant	Size
158	Salon CLK	2,118
162	Banfield Pet Hospital	2,824
166	Pak Mail	1,089
168	SmokehouseQ	2,441
170	Whiskey Creek Furniture Consignment	6,671
173	Westbury Carpet One	1,800
OP1	Chase Bank	4,250
<b>TOTAL</b>		<b>108,177</b>

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **148,900**

EST. # OF VISITS ANNUALLY

 **1 Million**

AVG. VISITS / CUSTOMER

 **6.7**

AVG. LENGTH-OF-STAY / VISIT

 **49 MIN**

TOP 3 DAYS



Sunday	177,989
Saturday	165,153
Friday	139,900

# OF VISITS

TOP 3 HOURS

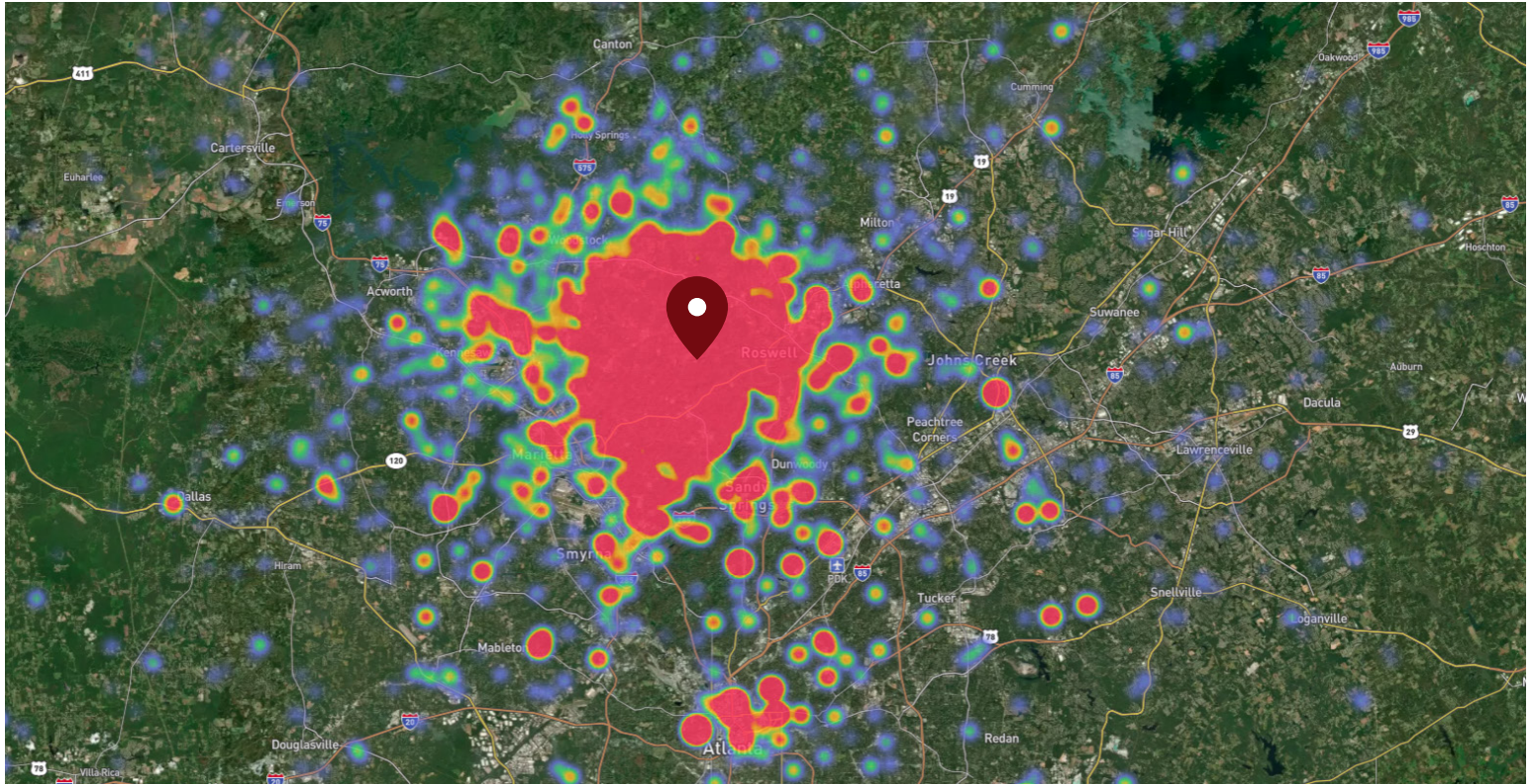


5-6 PM	175,172
6-7 PM	166,540
4-5 PM	159,324

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



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

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