

1,800 SF FOR LEASE

3435 ROOSEVELT HWY, ATLANTA, GA 30349



SITE INFORMATION

- **Address:** 3435 Roosevelt Hwy, Atlanta, GA 30349
- **Square Footage:** 1,800 SF
- **Parking:** 30+ Spaces
- **Signage:** Monument Signage
- **Year Built:** 1987
- **Asking Rate:** \$20/SF NNN
- **Adjacent Tenancy:** Tenants within the shopping center include : Subway, Domino's Pizza, Family Dollar, United States Postal Service, Metro by T-Mobile. Anchored by Wayfield Foods.

PROPERTY HIGHLIGHTS

- Delivered in white box condition with two ADA-compliant bathrooms
- **Traffic Counts:** +/- 19,300 VPD
- **Demographics:**
 - » Population counts within 5 miles exceed 156,000, with a median household income of \$54,887.
- **Strategic Location:** Positioned along G.A. State Route 14 and just off I-285 with excellent



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