

Publix #0086 - Shallowford Corners

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

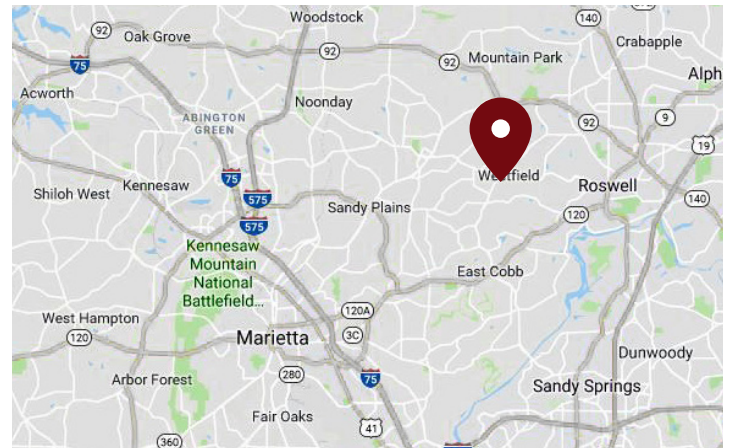
FOR LEASE



1,211 - 6,018 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	8,010	65,458	177,664
Daytime Population	7,476	52,751	163,719
Total Households	2,791	22,371	64,631
Avg. HH Income	\$240,793	\$226,865	\$196,129

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

Melody Holley

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 6400 Powers Ferry Road, Suite 300, Atlanta, GA

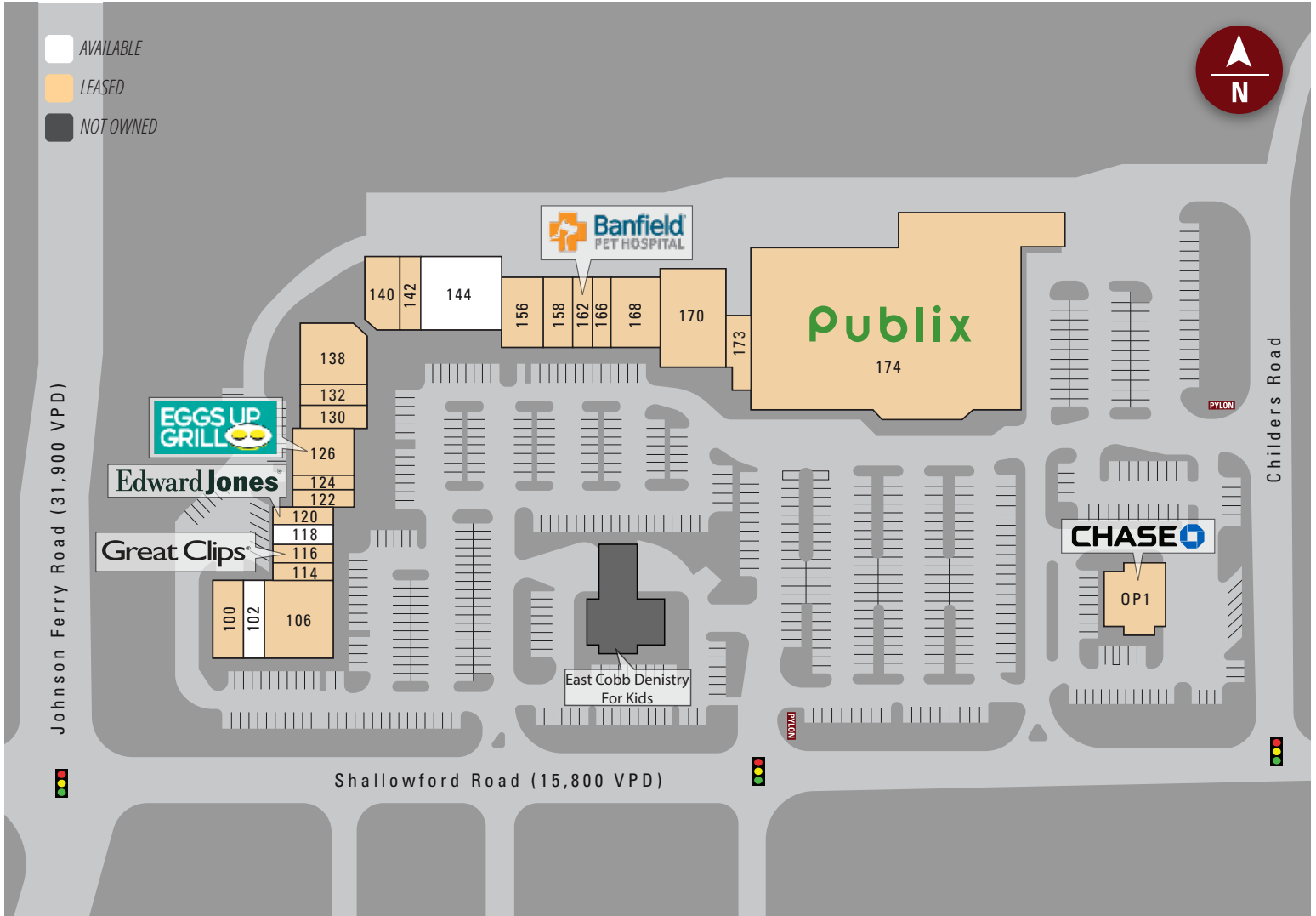
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
174	Publix	52,804	124	Nail Tech	909	158	Salon CLK	2,118
100	PT Solutions	2,265	126	Eggs Up Grill	3,033	162	Banfield Pet Hospital	2,824
102	AVAILABLE	1,510	130	Goodwill Donation Center	1,412	166	Pak Mail	1,089
106	Chicago's Restaurant	5,311	132	Woof Gang Bakery	1,412	168	SmokehouseQ	2,441
114	Copacabana Brazilian Wax	1,211	138	Westfield Tavern	4,157	170	Whiskey Creek Furniture Consignment	6,671
116	Great Clips	1,211	140	Shallowford Dental Studio	2,409	173	Westbury Carpet One	1,800
118	AVAILABLE	1,211	142	Kumon	1,412	OP1	Chase Bank	4,250
120	Edward Jones	1,211	144	AVAILABLE	6,018	TOTAL 108,177		
122	New Fashion Alterations	909	156	Trendy Cabinets Kitchen & Bath	2,828			

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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	198,220
Saturday	193,416
Friday	171,893

OF VISITS

TOP 3 HOURS

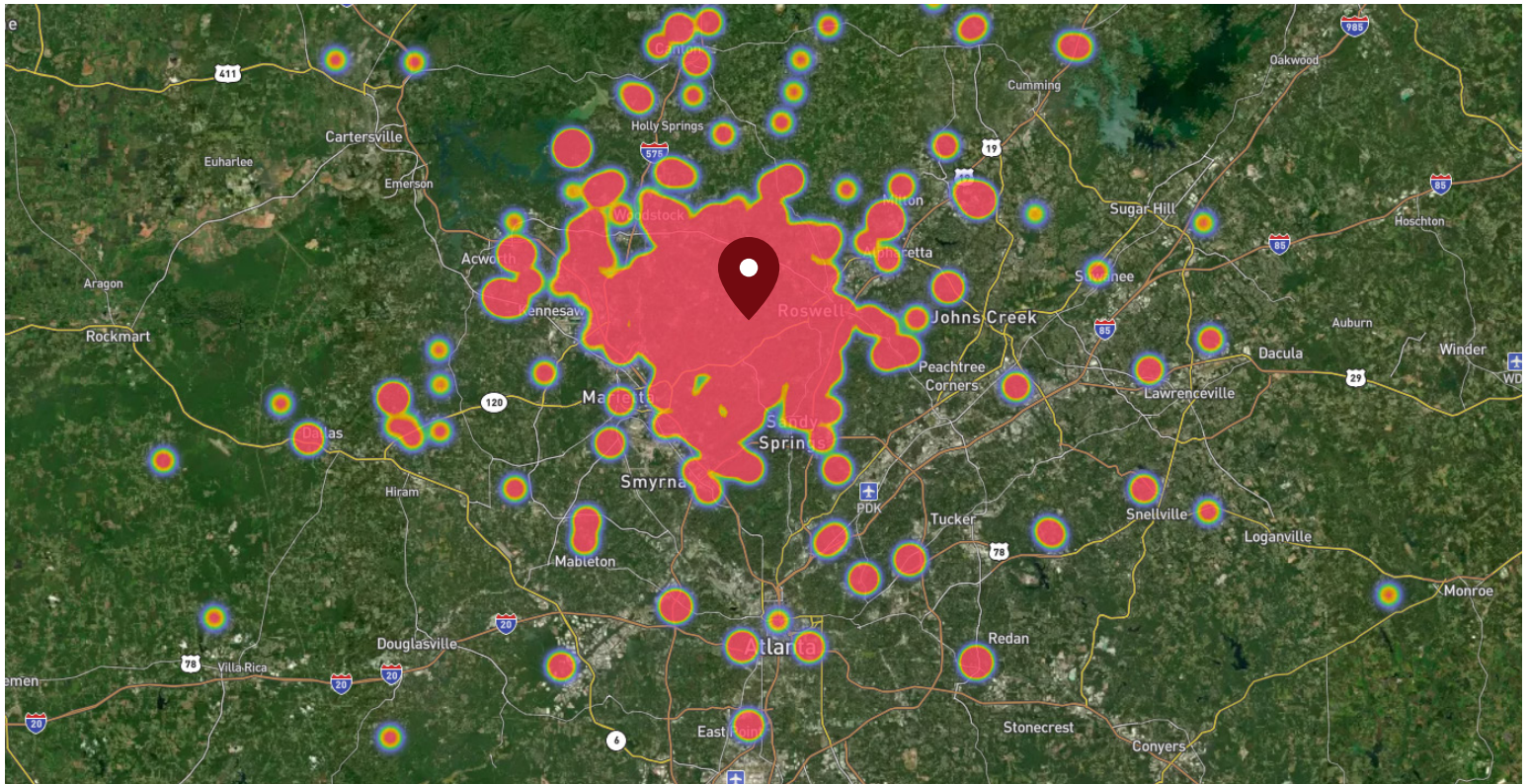


6-7 PM	210,134
5-6 PM	198,747
7-8 PM	172,719

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2023 - July 31, 2024

SITE VISIT DENSITY



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

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