

EAST COBB CROSSING

FOR LEASE

4269-4363 ROSWELL RD, MARIETTA, GA 30062



LOCATION DESCRIPTION

Adjacent to The Avenue East Cobb

PROPERTY HIGHLIGHTS

- Available: 2,195 SF endcap
- Available: 12,376 SF
- +/- 1.5 acres available for ground lease
- Co-Tenants: Publix, Dick's Sporting Goods & Lakeshore Learning
- Access via two signalized intersections
- Surrounded by several of the highest ranked public schools in Georgia
- GA DOT Traffic Counts - Roswell Rd (SR 120) - 31,100 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Population	7,441	64,565	204,905
Daytime Population	13,026	62,011	190,348
Average Household Income	\$251,173	\$229,777	\$181,578



BRETT FULLER

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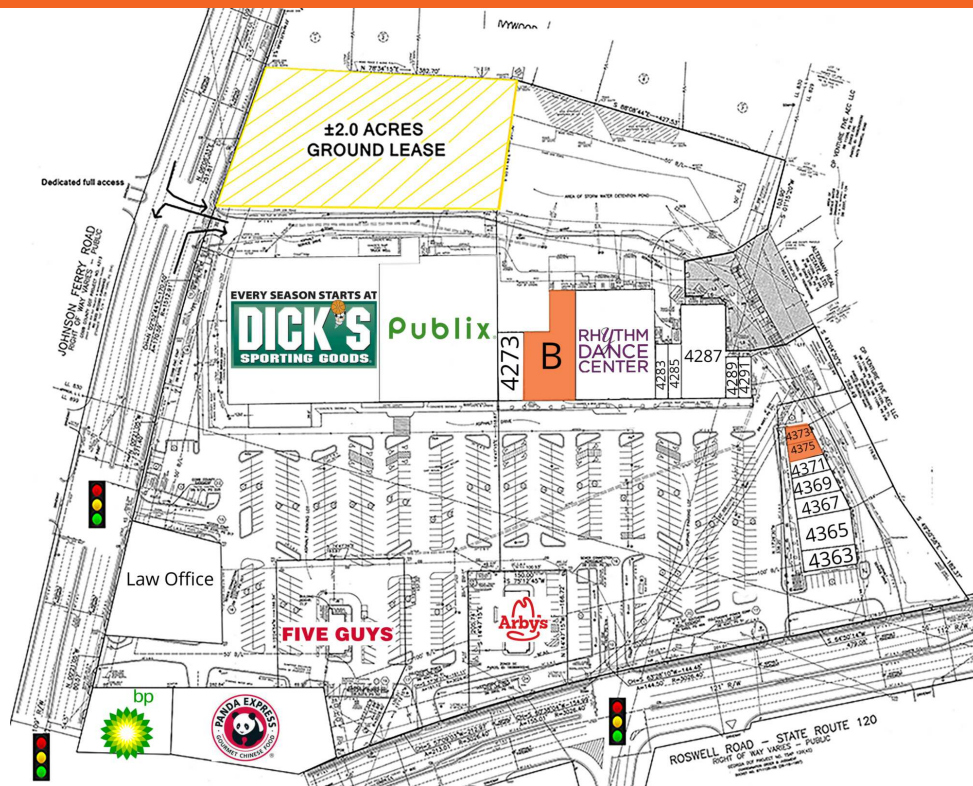
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SUITE	TENANT NAME	SPACE SIZE
A	Dick's Sporting Goods	50,411 SF
B	Available	12,376 SF
C	Rhythm Dance Center	19,230 SF
D	Publix	37,395 SF
4273	Metro City Bank	2,000 SF
4283	Flour Power	1,600 SF
4285	Capozzi's NY Pizza	1,600 SF
4287	Lakeshore Learning Store	8,640 SF

SUITE	TENANT NAME	SPACE SIZE
4289	Lynn Nails	1,200 SF
4291	Dry Cleaners	1,200 SF
4363	T Mobile	3,034 SF
4365	F45	3,595 SF
4367	Huntington Learning Center	2,900 SF
4369	Dog City Bakery	1,240 SF
4371	Stretch Zone	1,100 SF
4373-4375	Available	2,195 SF



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