



1153 Roswell Road

- 📍 1153 Roswell Road, Marietta, GA 30062
- 🏢 3,027 SF Second-Generation Restaurant
- 🚗 29,866 Daily Vehicles on Roswell Road
- 🍔 Drive-Thru Capability
- 🔧 Complete Restaurant Infrastructure
- 🅿️ 0.4 Acre Site with Parking
- 📋 Former Cafe Hot Wings Location
- 🎯 East Cobb/Marietta Market
- ⚡ Turn-Key Activation

Area

Demographics 1 MILE 3 MILE 5 MILE

 2024 Population 8,652 68,364 220,812

 Daytime Population 12,830 96,554 224,686

 2024 Households 2,920 27,277 118,900

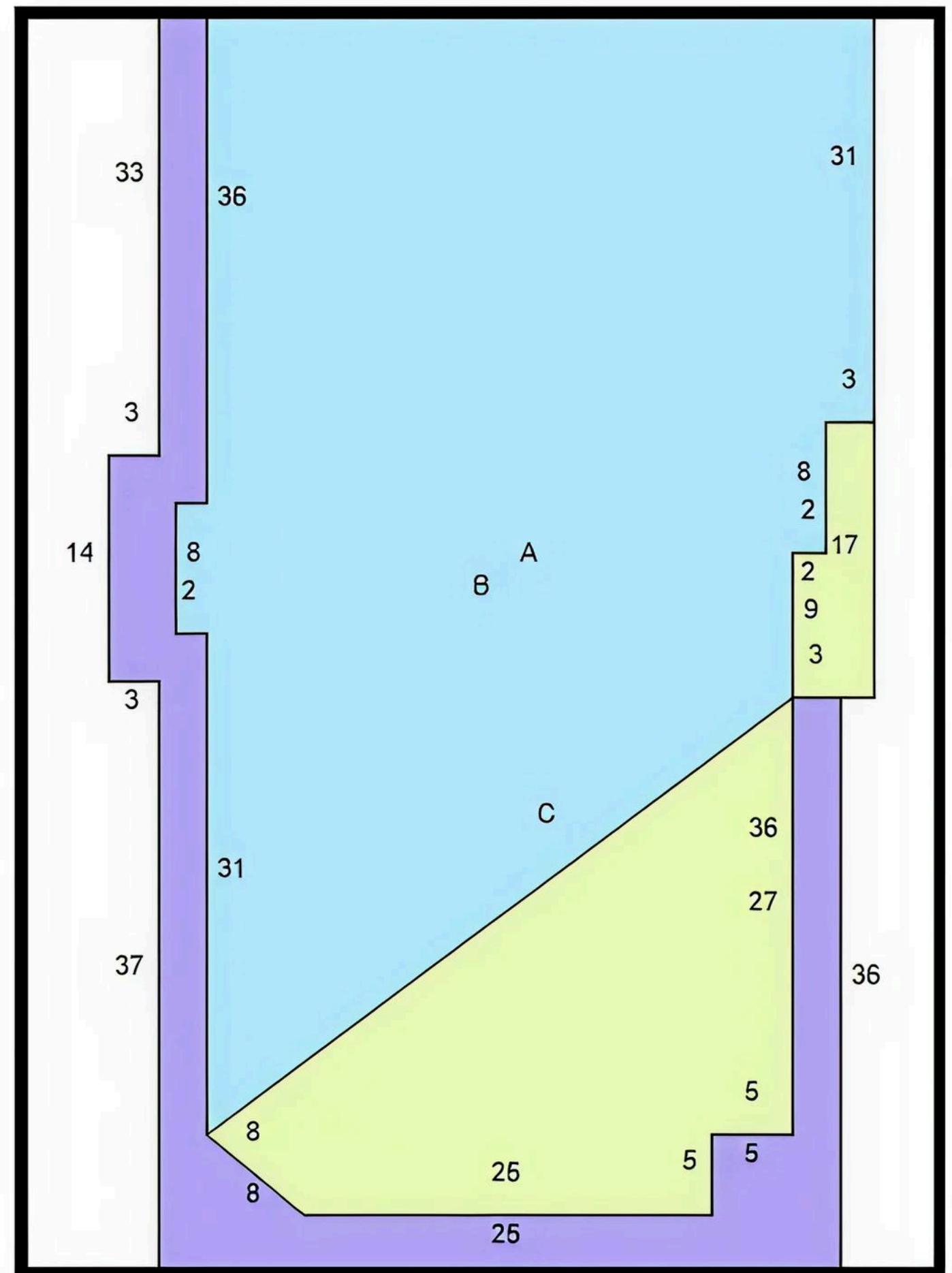
 Household Income \$74,000 \$103,000 \$90,010



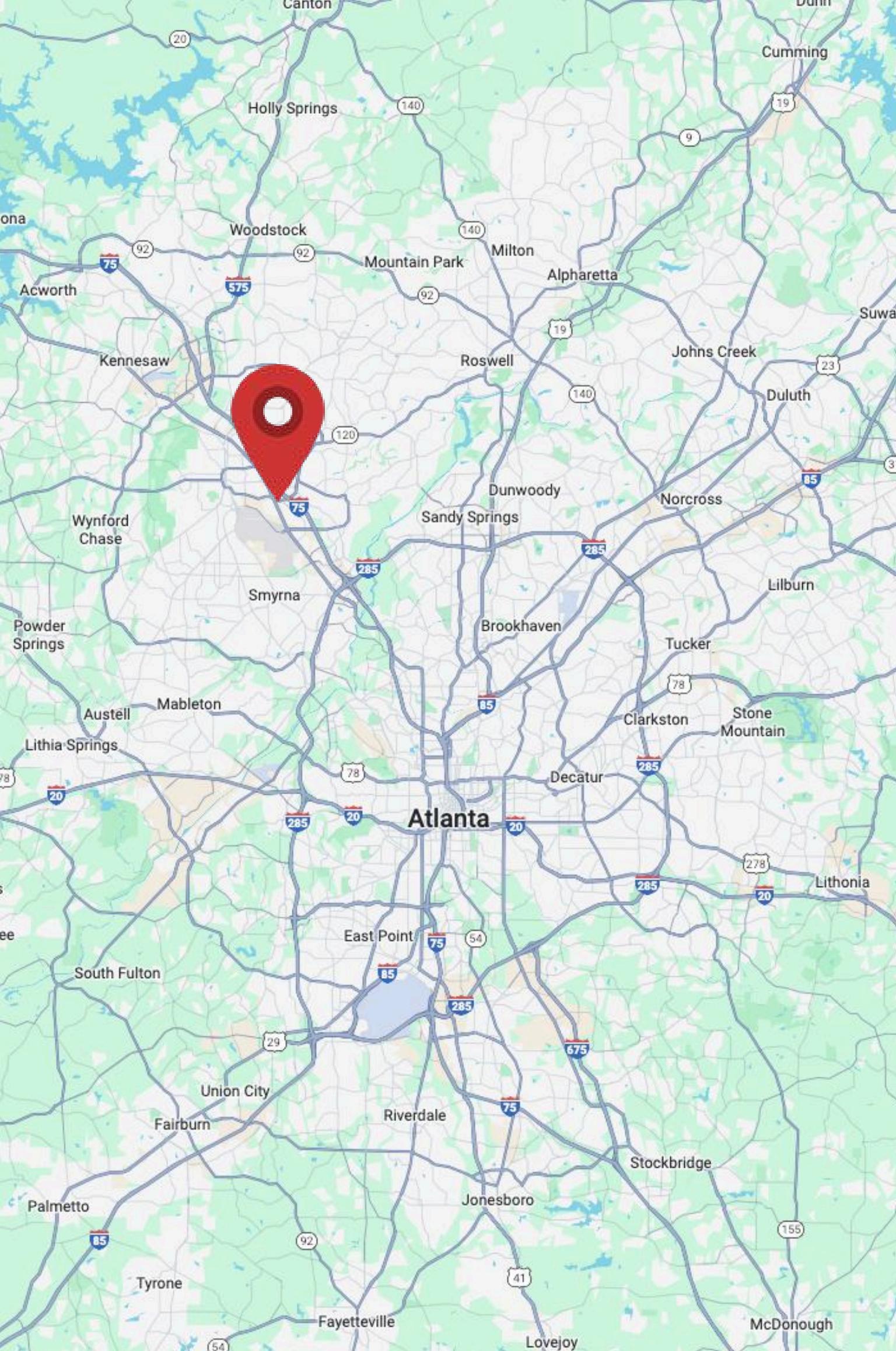
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Marietta, GA 30062

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Room Type	Area
A RESTAURANT	3027
B OPEN AREA STORE RSTR	670
C CANOPY ROOF/SLAB	69



Strategic Positioning Positioned where Marietta's accessibility meets East Cobb's affluence, this site captures established residential density and consistent commuter traffic. Roswell Road links neighborhoods to employment centers and I-75, delivering sustained lunch, dinner, and breakfast dayparts from families and professionals with strong household incomes.

Superior Access & Visibility 29,866 vehicles daily pass this drive-thru restaurant on one of Cobb County's most established corridors. Existing circulation, storefront visibility, and former branded use create immediate customer recognition. The 0.4-acre site provides efficient drive-thru operations and parking while maintaining prominent road presence.