

# EAST COBB CROSSING

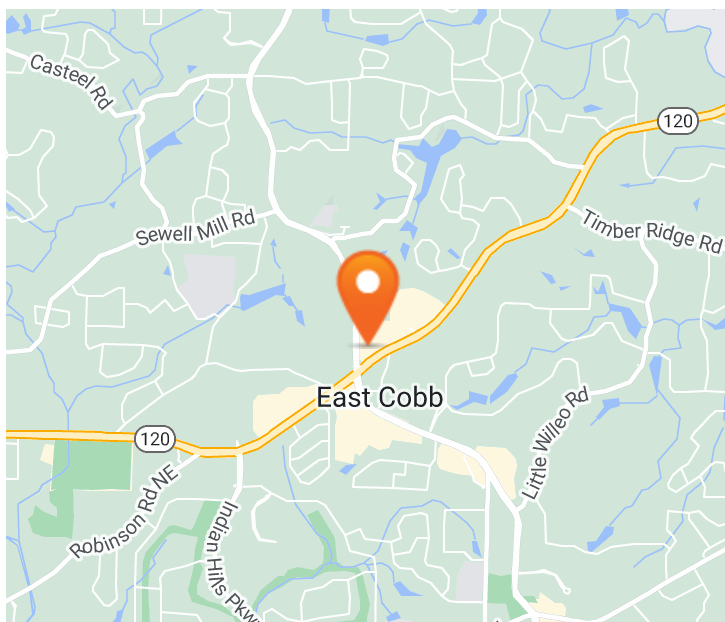
4269-4363 Roswell Rd, Marietta, GA 30062

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Adjacent to The Avenue East Cobb



## PROPERTY HIGHLIGHTS

- Available: 12,376 SF (DO NOT DISTURB TENANT)
- Available: 1,100 SF & 1,600 SF
- +/- 1.5 acres available for ground lease
- Co-Tenants: Publix, Ashley Homestore, Dick's Sporting Goods, Party City
- Access via two signalized intersections
- Surrounded by several of the highest ranked public schools in Georgia
- GA DOT Traffic Counts - Roswell Rd (SR 120) - 42,300 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,329	65,030	204,789
Daytime Population	12,335	57,396	186,179
Average Household Income	\$218,914	\$196,619	\$162,787

## EXCLUSIVE AGENT(S)

BRETT FULLER • [brett.fuller@tscg.com](mailto:brett.fuller@tscg.com) • 770.955.2434

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## ADDITIONAL PHOTOS



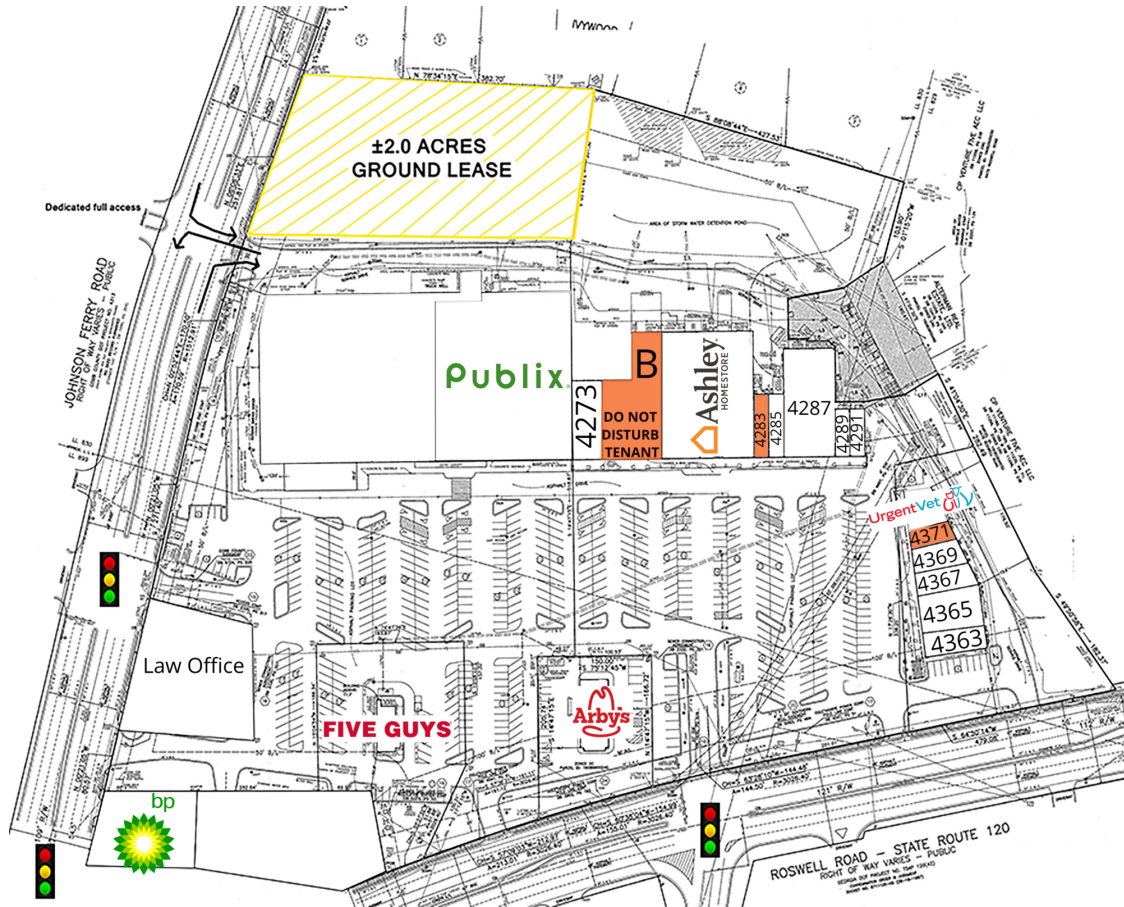
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Dick's Sporting Goods	50,411 SF	4289	Lynn Nails	1,200 SF
B	Available	12,376 SF	4291	Dry Cleaners	1,200 SF
C	Ashley Furniture Homestore	19,230 SF	4363	T Mobile	3,034 SF
D	Publix	37,395 SF	4365	F45	3,595 SF
4273	Metro City Bank	2,000 SF	4367	Huntington Learning Center	2,900 SF
4283	Available	1,600 SF	4369	Dog City Bakery	1,240 SF
4285	Capozzi's NY Pizza	1,600 SF	4371	Available	1,100 SF
4287	Lakeshore Learning Store	8,640 SF	4373-4375	UrgentVet	2,415 SF

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