

RESTAURANT SPACE IN EAST COBB

FOR LEASE

4811 LOWER ROSWELL ROAD, MARIETTA, GA 30068

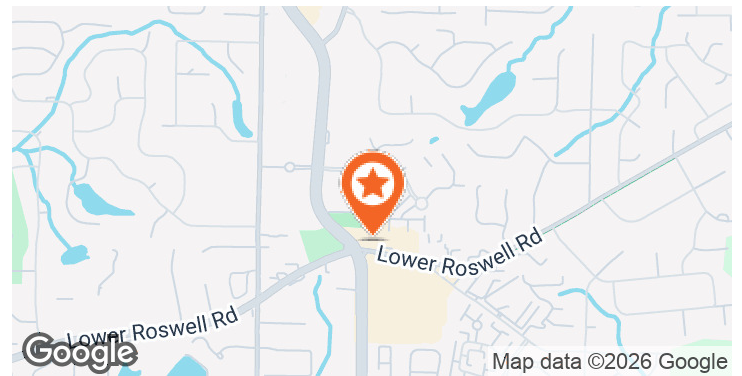



LOCATION DESCRIPTION

Excellent visibility at the intersection of Lower Roswell Rd & Johnson Ferry Rd

PROPERTY HIGHLIGHTS

- Available: 1,480 SF fully equipped restaurant space endcap with patio
- Co-Tenants: My Emergency Dental & Papa Johns
- Average household income exceeds \$205,000 within a 1-mile radius
- Excellent signage opportunity
- Signalized intersection
- GA DOT Traffic Counts: Lower Roswell Rd-17,000 AADT / Johnson Ferry Rd-35,100 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	8,069	65,458	224,107
Average Household Income	\$206,750	\$200,760	\$180,769
Daytime Population	12,734	63,554	286,321



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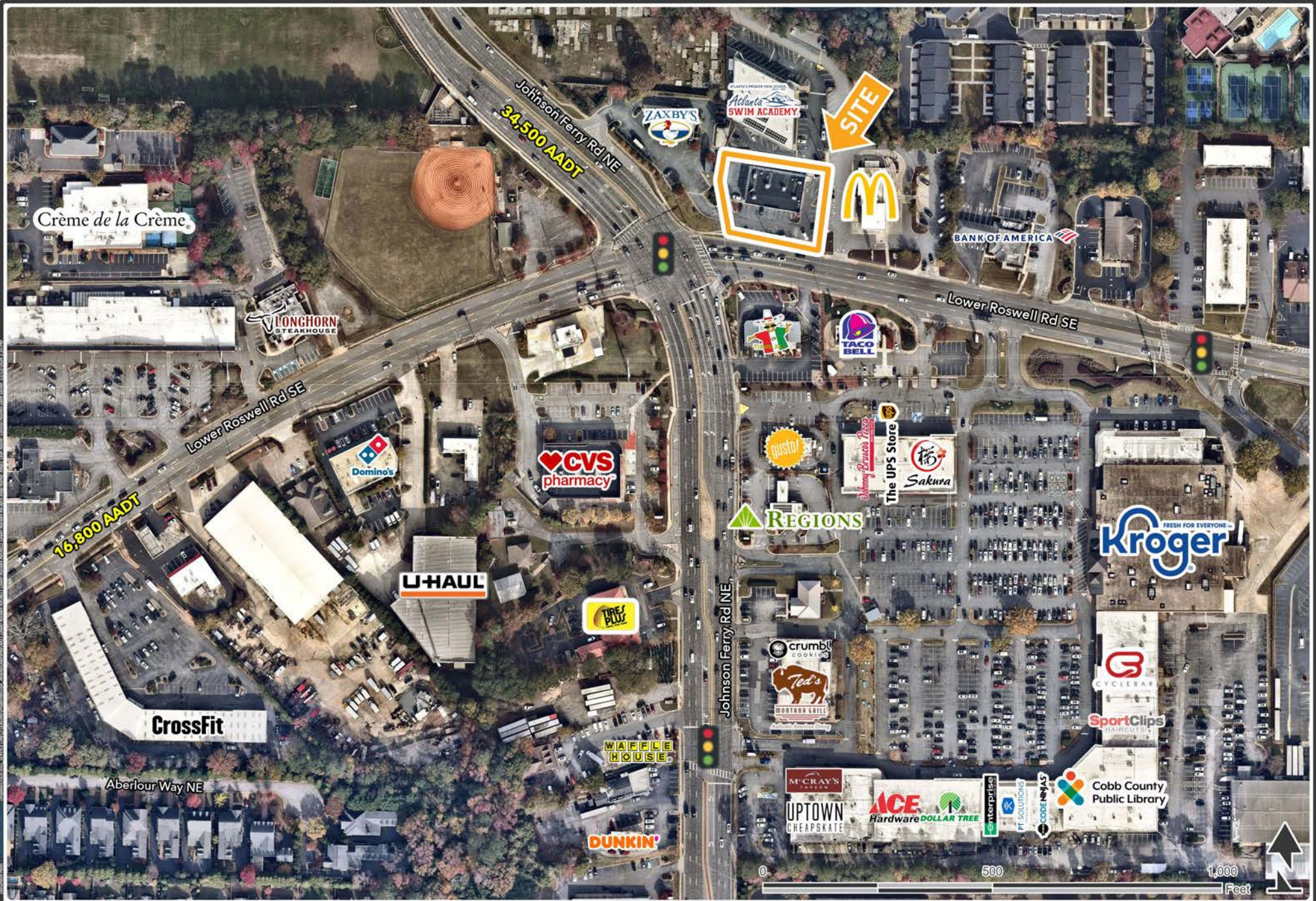
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4811 Lower Roswell Rd

Marietta, GA

December 2024

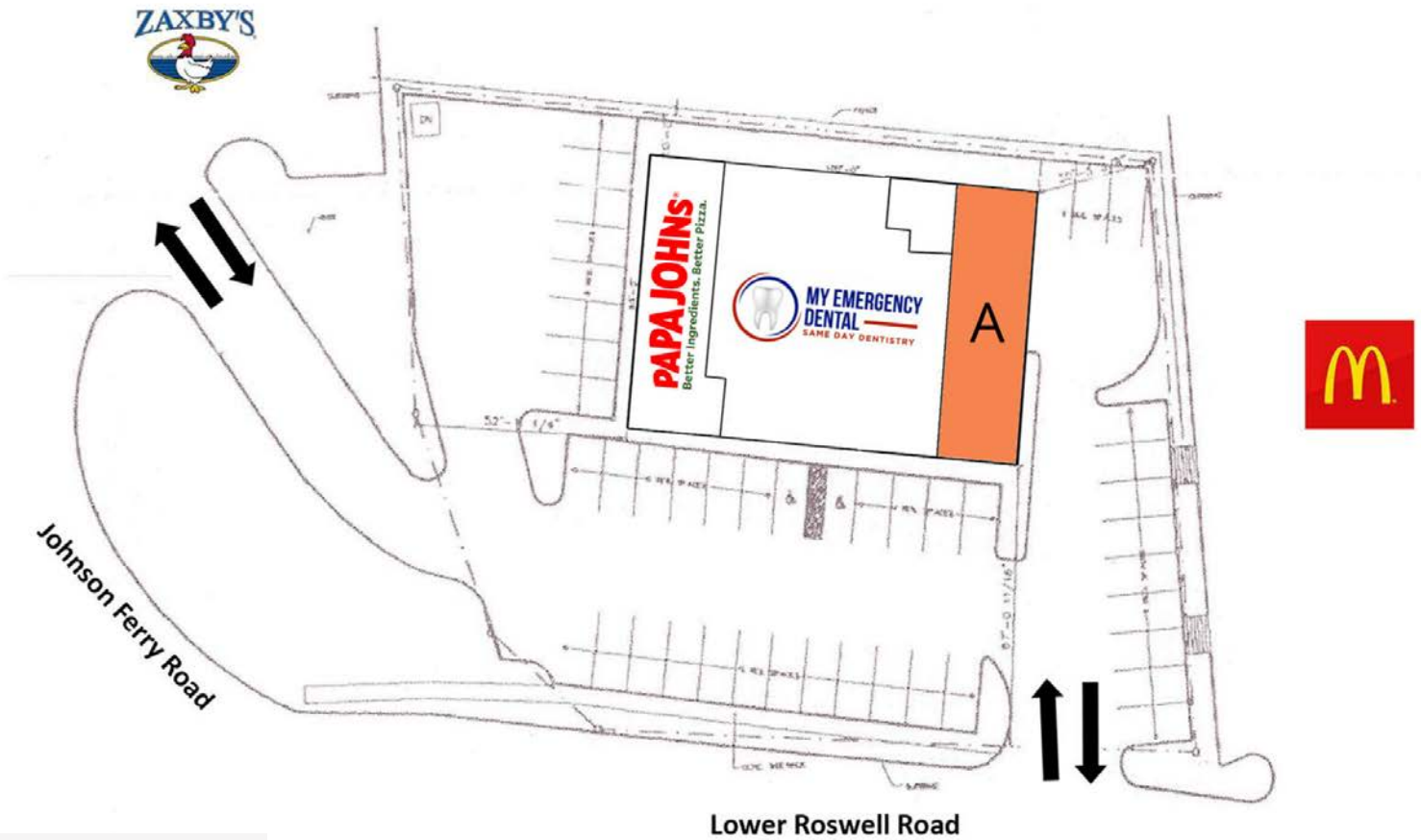


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 AVAILABLE

SUITE	TENANT NAME	SPACE SIZE
A	Available	1,480 SF



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