



# 4750 LOWER ROSWELL RD

GROUND LEASE OFFERING



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# PROPERTY SUMMARY



## MARKET

Marietta / East Cobb



## ACREAGE

0.92 AC



## AVERAGE HOUSEHOLD INCOME

\$163,083 Within 3 Miles



## ZONING

GC Zoning



## VEHICLES PER DAY

16,800 on Lower Roswell Rd & 34,500 on Johnson Ferry Rd



## INGRESS/ EGRESS

One Curb Cut



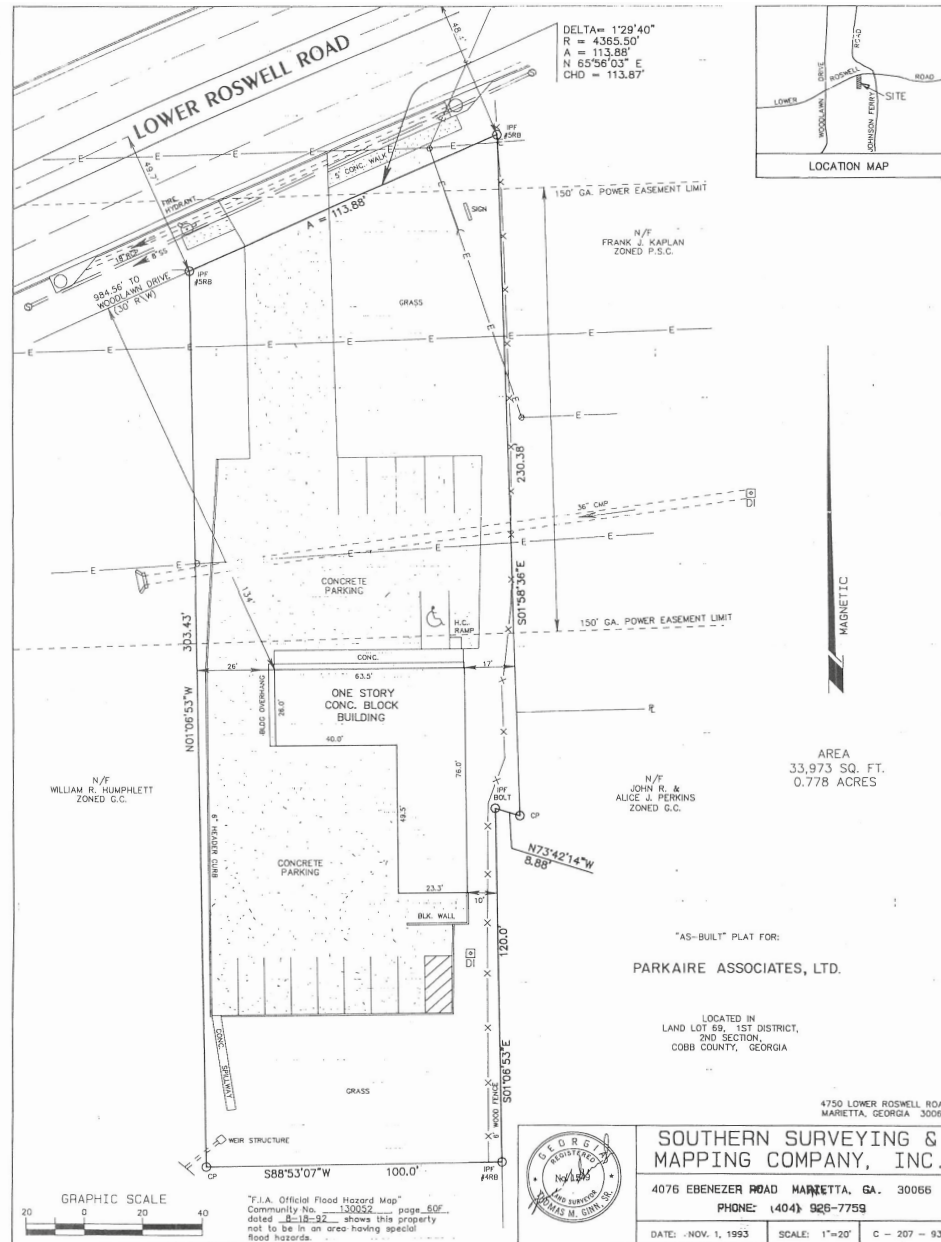
## HIGHLIGHTS

- Former Auto Repair Shop
- Flexible GC Zoning
- Ideal for QSR/Bank/Urgent Care/Auto Development
- Strong Demographic Area (High HHI & Population Density)
- Heart of Retail Corridor

# PERMITTED USES - GC ZONING

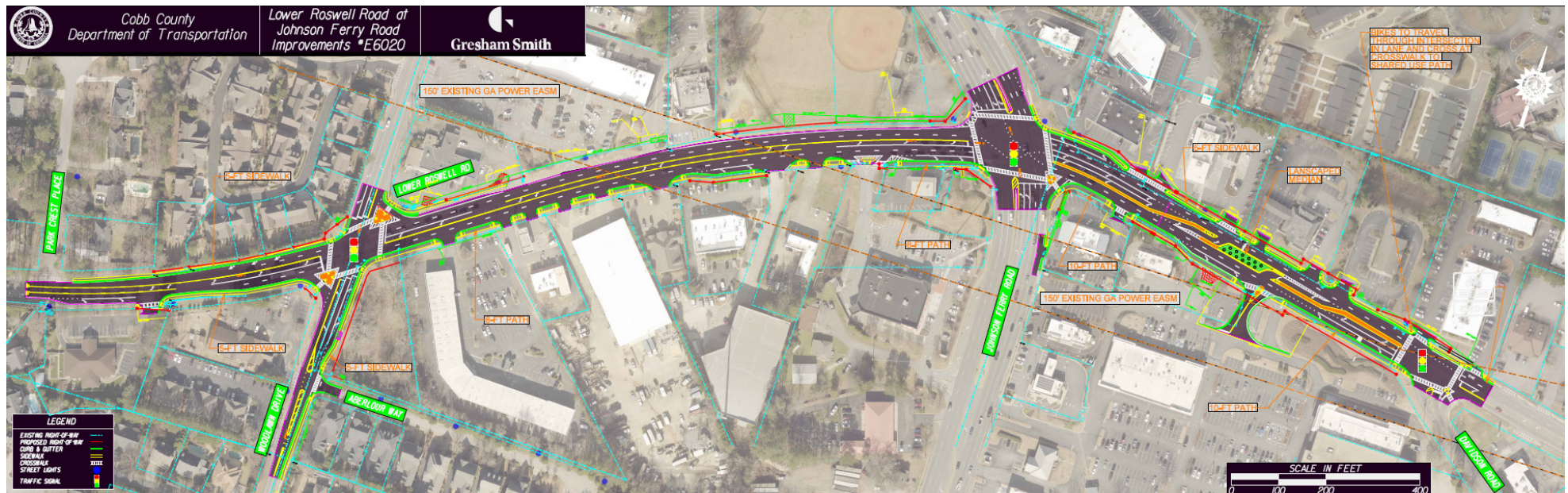
- Automobile, truck and trailer lease and rental facilities
- Automotive and truck sales and service facilities
- Automotive paint and body repair shops
- Carwashes
- Convenience food stores with self-service fuel sales
- Emissions or inspection stations
- Full-service gasoline stations
- Light automotive repair establishments
- Motorcycle, ATV and three-wheel vehicle sales and service facilities
- Self-service fuel sales
- Community retail uses
- Banks and financial institutions with drive-in establishment or ATMs
- Building materials stores
- Commercial greenhouses and plant nurseries
- Commercial indoor recreation uses
- Commercial recreation restaurants
- Contractor (specialized) without heavy equipment
- Eating and drinking establishments, including drive-thru fast food restaurants.
- Farm and garden supply stores
- Farm equipment stores and repair establishments
- Farmers' markets (fully enclosed)
- Neighborhood retail uses
- Nonautomotive repair service establishments
- Pawnshops
- Printing, publishing, lithography establishments
- Exterminating facilities
- Freestanding climate-controlled self-service storage facilities
- Laundry and dry cleaning pickup establishments
- Medical and dental laboratories
- Reupholstery and furniture repair establishments
- Self-service laundry facilities

# SURVEY





# ROAD IMPROVEMENTS



## Four Key Components to the Improvements:

### **A raised median is being added along Lower Roswell Road between Johnson Ferry Road and Davidson Road**

This design will reduce left turn conflicts with through traffic ultimately reducing the number of angular crashes and increasing capacity. According to the Federal Highway Administration (FHWA), the safety benefits of a raised median include increased capacity by 30%, decreased delay by 30%, and total crashes reduced by 15%.

### **Operation and intersection improvements will be made at the Woodlawn Drive intersection**

These enhancements will improve capacity and operations. The crash history and volumes along this portion of Lower Roswell Road are less than between Johnson Ferry Road to Davidson Road.

### **A shared-use path extension (varying between 8 and 10 feet wide) will be added from Davidson Road to Woodlawn Drive**

This pedestrian and bicycle path is a part of the Master Trails and Greenways Plan adopted by the Cobb County Board of Commissioners.

### **Access to businesses was taken into consideration when analyzing and designing the improvements**

A left turn access will be provided into the Kroger Parkaire Shopping Center as well as McDonald's.

*\* The subject property will not be negatively affected by the proposed improvements along Lower Roswell Rd, as median construction work is limited between Johnson Ferry Rd and Davidson Rd.*

# LOCATION SUMMARY

## EAST COBB / MARIETTA, GEORGIA

East Cobb and Marietta form a thriving suburban hub northwest of Atlanta, defined by a high-income residential base, top-performing schools, and a robust retail landscape. The market benefits from strong consumer demand, limited new supply, and stable economic fundamentals, making it one of metro Atlanta's most desirable retail submarkets.

### Demographics

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- **Population:** 178,000+ (East Cobb + Marietta area, est. 2025)
- **Median Household Income:** \$104,000+ (East Cobb)
- **Workforce:** Highly educated labor pool with a strong professional and service-sector presence
- **Growth Potential:** Low vacancy, strong absorption trends, and constrained new development support long-term demand

### Economic & Business Landscape

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East Cobb and Marietta are home to a healthy mix of local boutiques, national retailers, medical offices, and service-based businesses. The area serves as a key suburban commercial corridor within Cobb County, drawing customers from across North Atlanta.

#### Major Employers & Retail Anchors:

- **WellStar Health System:** A major regional healthcare provider headquartered nearby
- **Publix & Kroger:** Dominant anchors across several high-performing neighborhood centers
- **The Avenue East Cobb:** Open-air lifestyle center undergoing a \$25M renovation to include chef-driven dining and community gathering spaces
- **Top Schools & Affluent Households:** Contributing to premium tenant demand and retail sales per square foot

### Commercial Real Estate & Development

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The market is characterized by strong leasing fundamentals and low new construction activity, maintaining tight supply.

- **No Current Construction:** As of Q2 2025, there is no retail construction underway
- **Recent Leasing:** Power centers and neighborhood centers maintain near-full occupancy with active tenant interest
- **Ground Lease Activity:** Prominent along Johnson Ferry and Roswell Road corridors with national tenants like Take 5 Oil Change and Chick-fil-A

### Quality of Life & Rankings

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- **Top-Ranked Schools:** East Cobb is known for some of the best public schools in Georgia, attracting affluent families
- **Recreation & Parks:** Nearby access to Chattahoochee River parks, walking trails, and youth sports complexes
- **Retail Destination:** Strong mix of national brands (Target, Whole Foods, Dick's, REI) and upscale local businesses

With a premium demographic profile, low vacancy, and retail centers that outperform metro averages, East Cobb/Marietta is a cornerstone of Atlanta's suburban retail ecosystem—ideal for both tenants and investors targeting long-term value.

# AREA DEMOGRAPHICS

## POPULATION

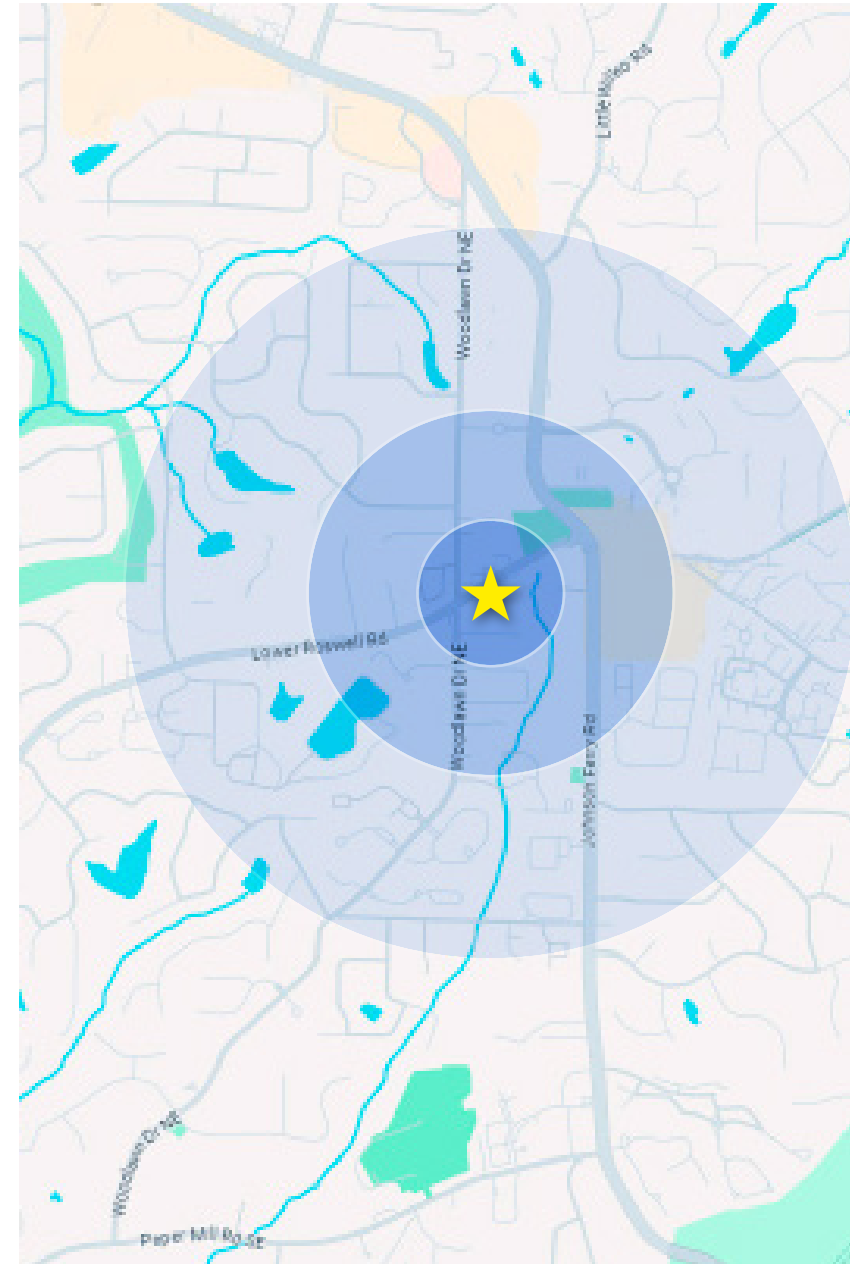
	1 MILES	3 MILES	5 MILES
2020 Population	8,828	66,053	224,271
2024 Population	8,529	63,139	215,967
2029 Population Projection	8,589	63,774	218,639
Annual Growth 2020-2024	-0.8	-1.1%	-0.9%
Annual Growth 2024-2029	0.1	0.2	0.2
Median Age	45.9	43	39.9

## HOUSEHOLDS

2020 Population	3,255	25,130	92,450
2024 Population	3,133	23,780	88,609
2029 Population Projection	3,153	24,011	89,786
Annual Growth 2020-2024	-0.6%	-0.3%	-0.4%
Annual Growth 2024-2029	0.1%	0.2%	0.3%
Owner Occupied Households	2,797	19,169	53,973
Rented Occupied Households	356	4,841	35,813
Avg Household Size	2.7	2.6	2.4
Avg Housegold Vehicles	2	2	2
Total Specified Consumer Spend	\$137.5M	\$1.1B	\$3.4B

## INCOME

Avg Household Income	\$156,050	\$163,083	\$141,137
Median Household Income	\$121,889	\$136,461	\$108,633







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