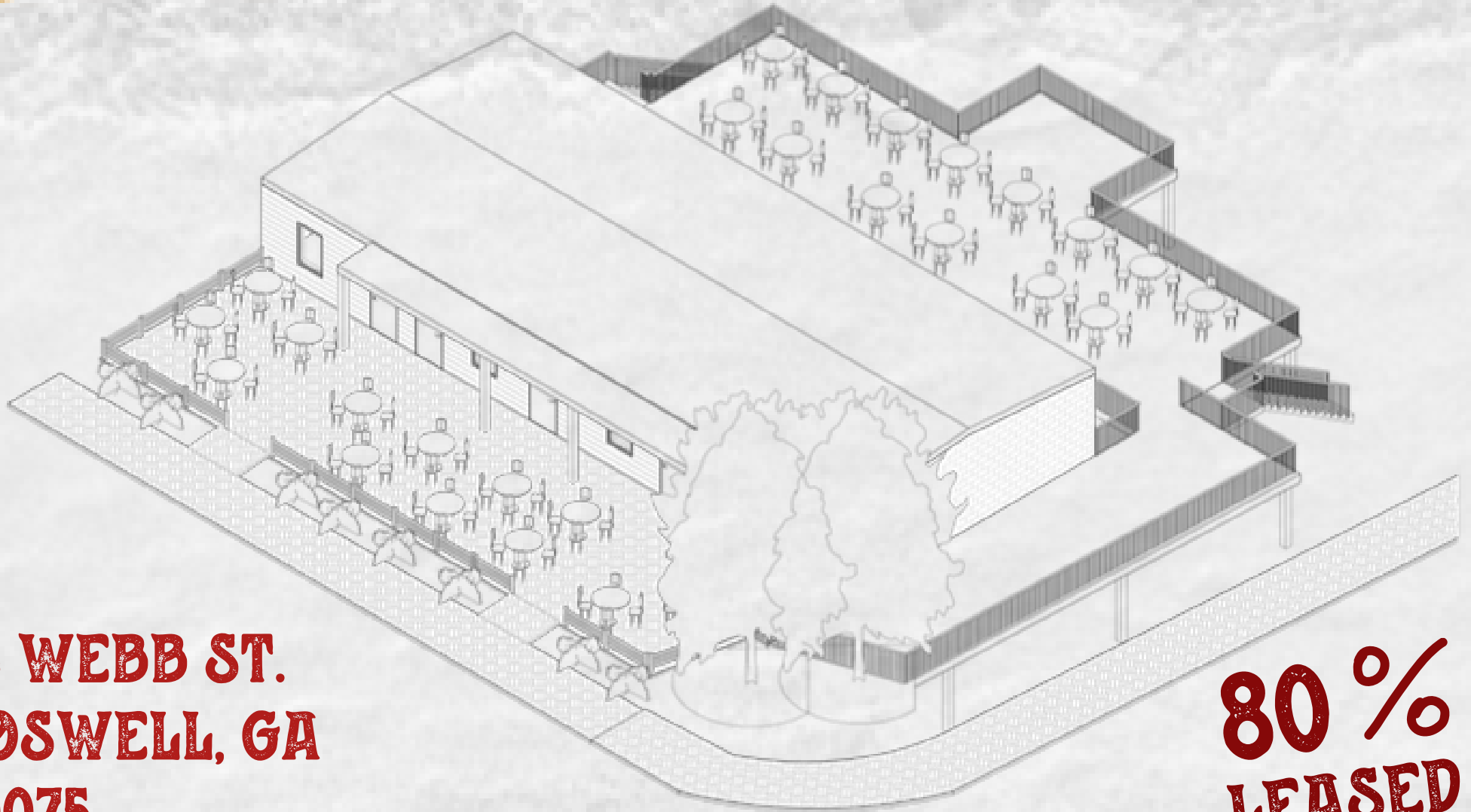




# ANCHOR F&B

SPACE #204



**34 WEBB ST.  
ROSWELL, GA  
30075**

**80%  
LEASED**

F & B FOR LEASE

# 34 WEBB ST. - DOWNTOWN ROSWELL SHOPFRONT

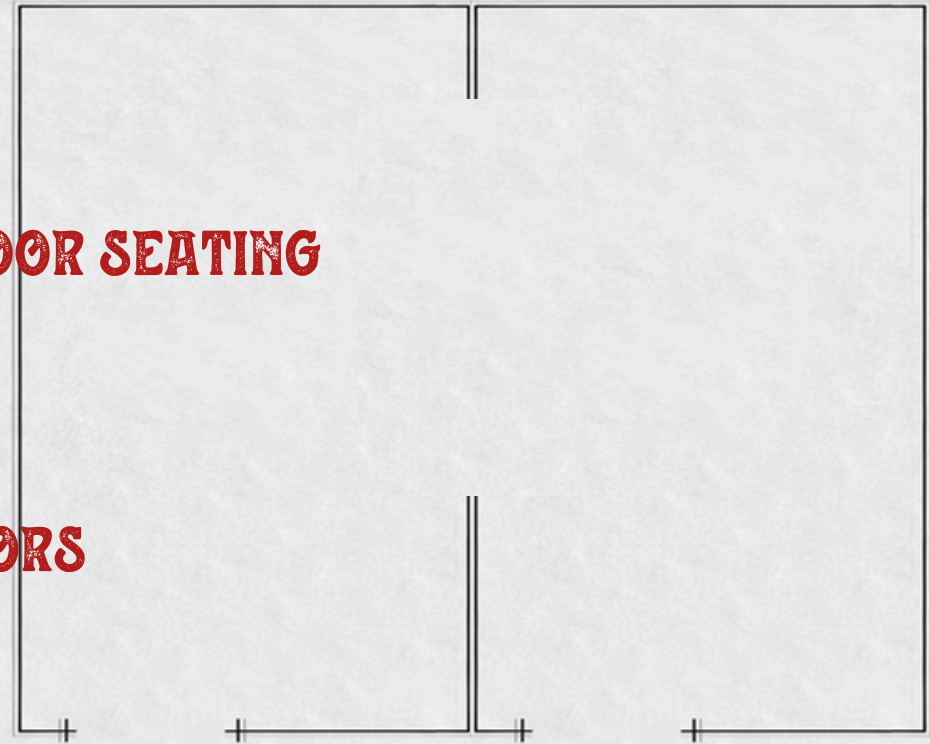
34 WEBB STREET, ROSWELL, GA 30075



# UNIT 204



- **986 SQ. FT. - 2 UNITS COMBINED**
- **2,500 SQ. FT OF COVERED PATIO & OUTDOOR SEATING**
- **1,500 GALLON GREASE TRAP**
- **KENTUCKY DERBY PADDOCK WOOD FLOORS**
- **VINTAGE STYLE LIGHTING FIXTURES**
- **2 INDIVIDUAL - 2 TON MINI-SPLIT HVAC UNITS**
- **ANCHOR SPACE**
- **3 AREAS, WEBB ST, MIMOSA BLVD, AND THE BACK PLAZA & STAGE**





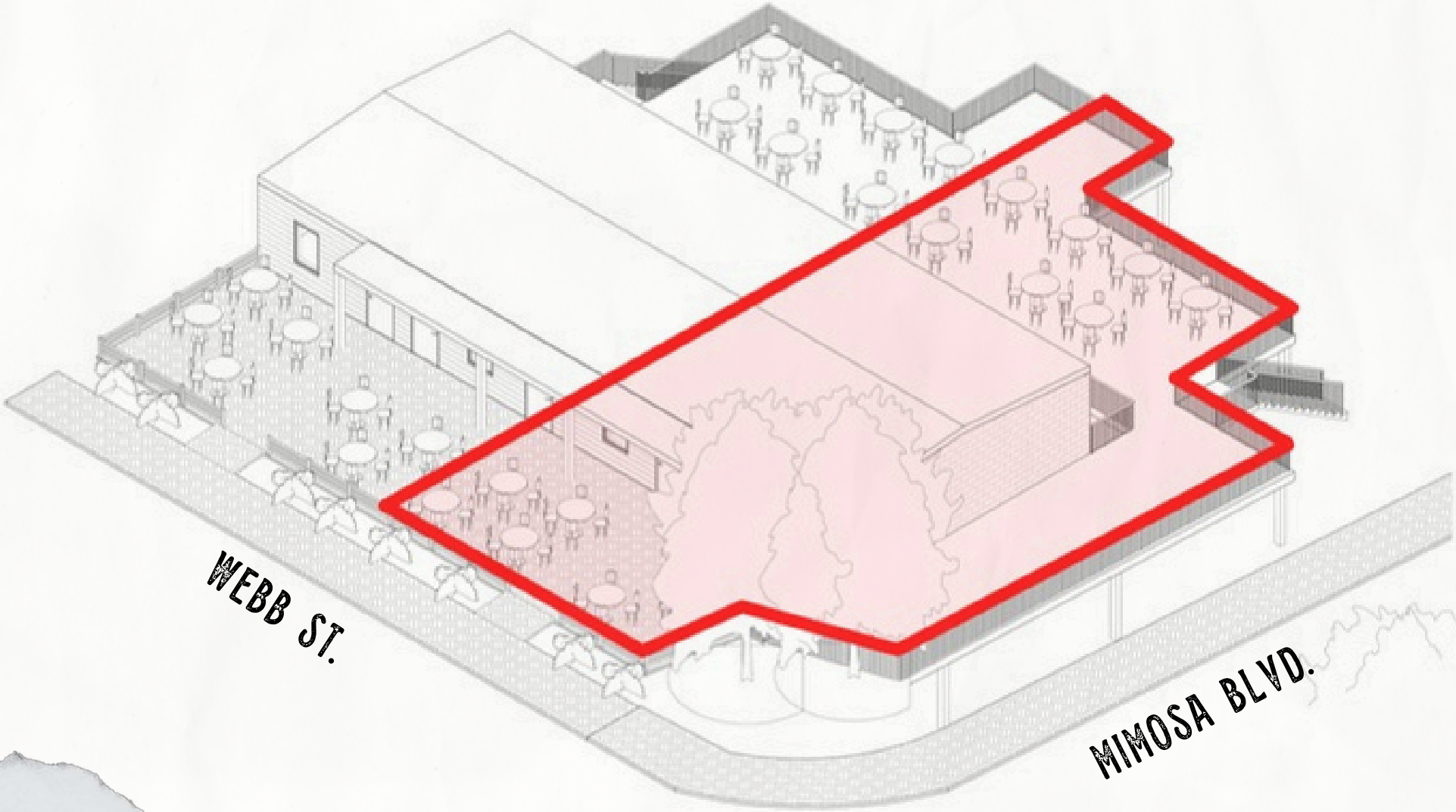
# A COLLECTIVE



TRD•MRK  
COLLECTIVE



# FRONT PERSPECTIVE

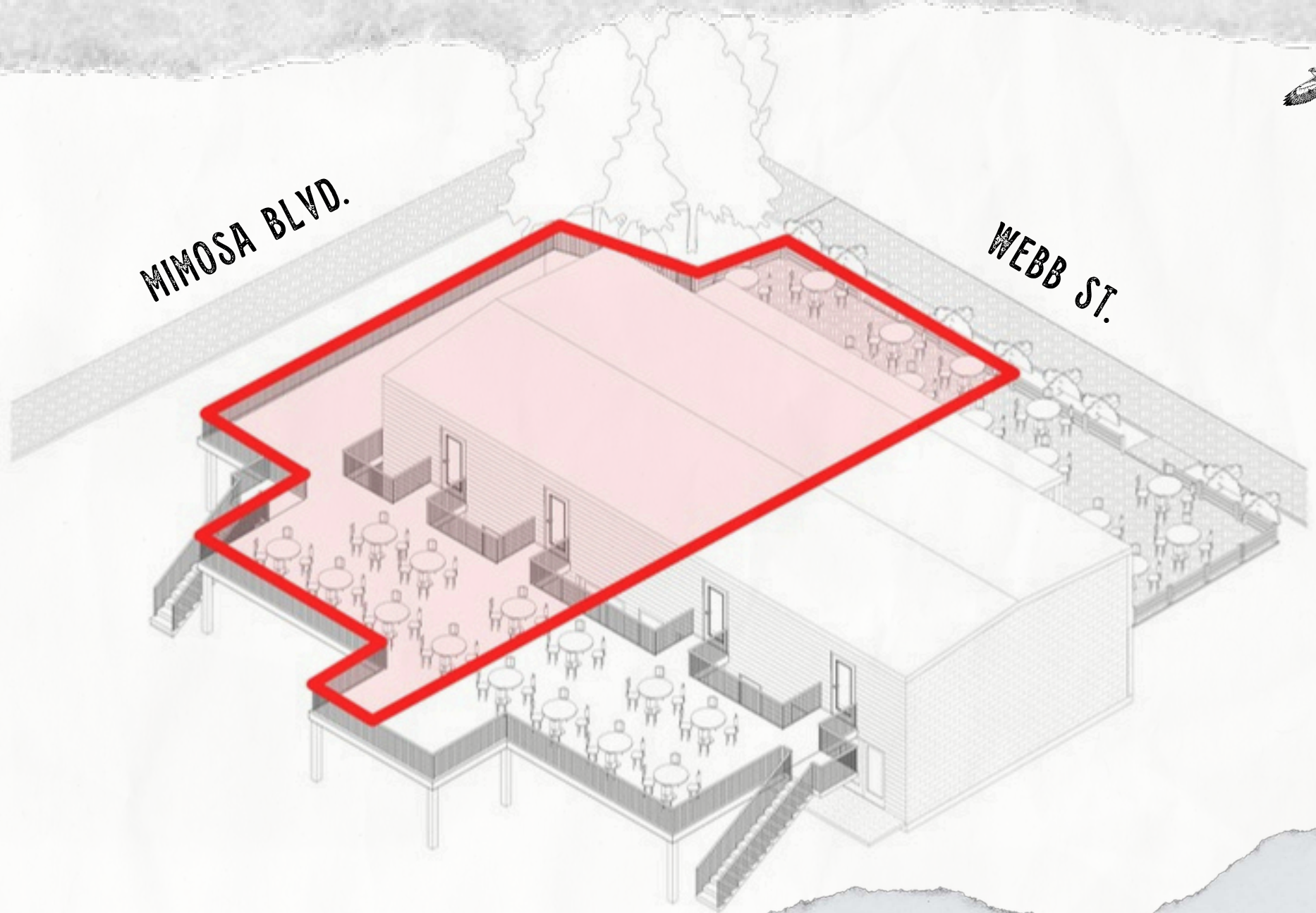


# BACK PATIO PERSPECTIVE



MIMOSA BLVD.

WEBB ST.



# WHY THE WEBB COLLECTIVE?

## PROPERTY HIGHLIGHTS

- HIGH FOOT TRAFFIC IN THE HEART DWNTWN ROSWELL
- LOCATED ON ICONIC WEBB STREET
- OUTDOOR SEATING & CHILL AREA
- SURROUNDED BY RESTAURANTS, BARS, AND GALLERIES
- WESTERN-INSPIRED DESIGN WITH AUTHENTIC DETAILS
- TONS OF FREE CITY OF ROSWELL PARKING SPACES STEPS AWAY
- OUTDOOR MARKET AND CONCERT AREA DESIGNED FOR COMMUNITY EVENTS AND VENDOR FAIRS
- PERFECTLY SIZED SPACES IDEAL FOR INDEPENDENT RETAILERS, FOOD MAKERS, AND CREATIVE ENTREPRENEURS



ZONING: (DS) DOWNTOWN STOREFRONT  
MARKET: DOWNTOWN ROSWELL



MEET YOUR FUTURE MERCHANT NEIGHBORS

**CHU CHO**<sup>®</sup>  
CHURROS & CHOCOLATE



@Chu\_Cho.US

**ROSWELL**  
SUPPLY

ROSWELL  GA. USA.

EST.  
MMXXIII



@roswellsupplyco

**WEST + PEAK**

ROSWELL  
GA



@westandpeak



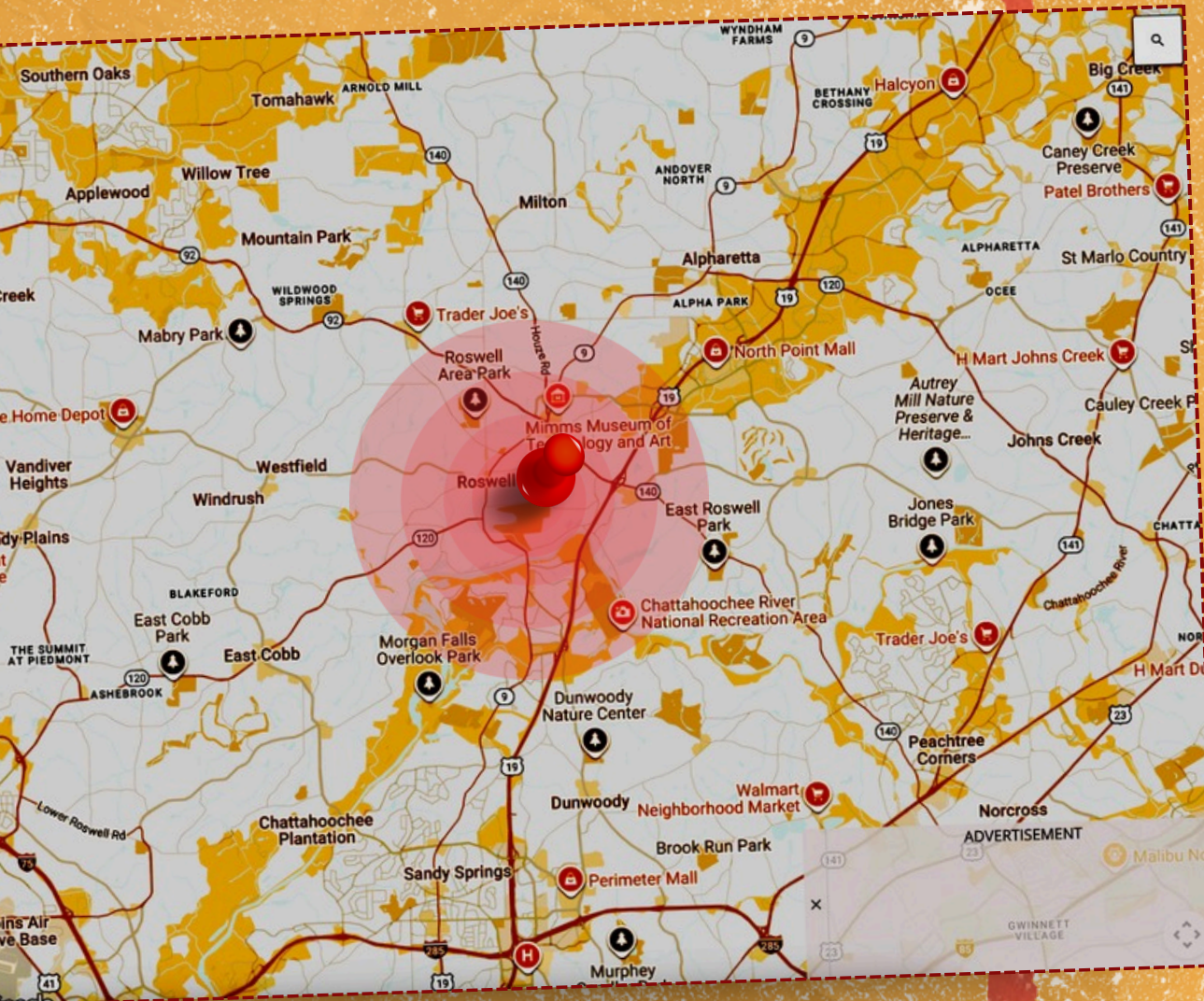
@shopfitzgeralds



@vscoffeecollab



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
MALE	4,073	40,050	90,782
FEMALE	4,200	40,384	92,298
TOTAL POPULATION	8,273	80,434	183,080

AGE	1 MILE	3 MILES	5 MILES
AGES 0-14	1,420	16,094	35,305
AGES 15-24	967	10,371	24,738
AGES 25-54	3,093	33,665	72,318
AGES 55-64	1,162	10,056	24,747
AGES 65+	1,631	10,248	25,972

RACE	1 MILE	3 MILES	5 MILES
WHITE	6,583	55,471	133,804
BLACK	535	12,543	26,076
AM IN/AK NAT	6	175	221
HAWAIIAN	N/A	4	10
HISPANIC	1,472	17,850	26,023
MULTI-RACIAL	1,950	19,296	29,910

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN	\$70,636	\$72,775	\$93,321
< \$15,000	267	2,475	4,823
\$15,000-\$24,999	140	2,293	4,356
\$25,000-\$34,999	266	2,970	6,058
\$35,000-\$49,999	500	4,396	8,769
\$50,000-\$74,999	599	5,188	11,806
\$75,000-\$99,999	406	4,104	8,709
\$100,000-\$149,999	599	4,998	12,318
\$150,000-\$199,999	233	2,751	7,479
> \$200,000	240	2,675	8,434

HOUSING	1 MILE	3 MILES	5 MILES
TOTAL UNITS	3,730	34,999	79,710
OCCUPIED	3,426	32,469	74,617
OWNER OCCUPIED	2,658	18,820	47,420
RENTER OCCUPIED	768	13,649	27,197
VACANT	304	2,530	5,093



Canton St.

Webb St.

# THE HEART OF DOWNTOWN ROSWELL



Roswell

# THE WEBB



TRD•MRK

COLLECTIVE



PLACE  
ONE CENT  
STAMP  
HERE  
MADE IN U. S. A

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**BLOCK-C**  
PROPERTIES

**CG**

Choice Gateway

69250