



FOR SUBLEASE

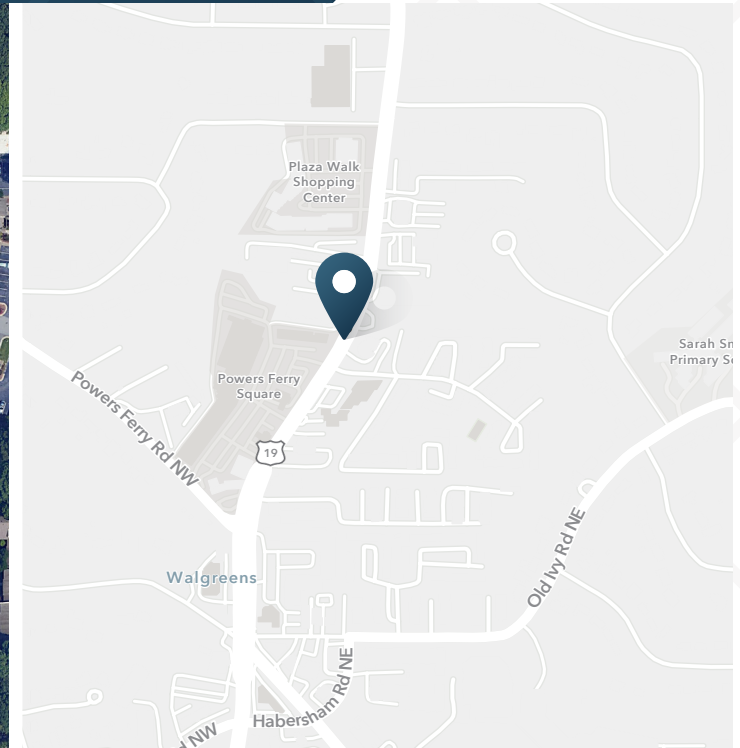
Former Beauty Shop

3796 Roswell Road | Atlanta, GA



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FOR SUBLEASE

ABOUT THE PROPERTY

622 SF
GLA

- In Powers Ferry Square - Join tenant HomeGoods, Bartaco, JCrew Factory Store, and more.
- Busy center with strong daytime population.
- This is a sublease which expires September 2027.
- NNNs will increase in 2026.

\$3536.00
Monthly Rate

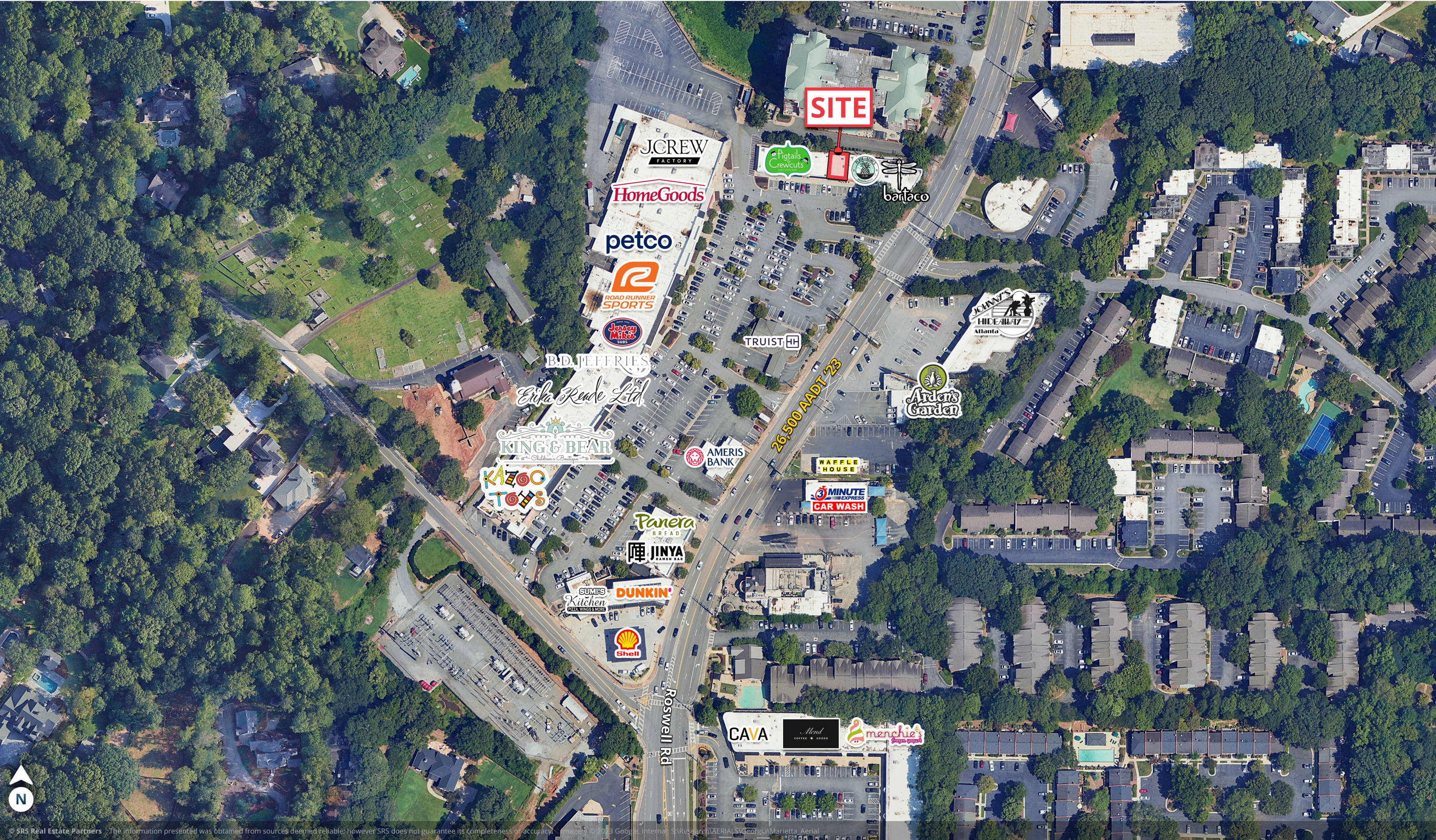
JOIN THESE RETAILERS



TRAFFIC COUNTS

Roswell Road	26,500 AADT
GA - 400	117,000 AADT
Piedmont Road	34,200 AADT
Powers Ferry Road	5,840 AADT
Year: 2023 Source: GDOT	





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AVAILABLE
SUITE 26 - 622 SF

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

14,535	30,178	\$176,069	9,028
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

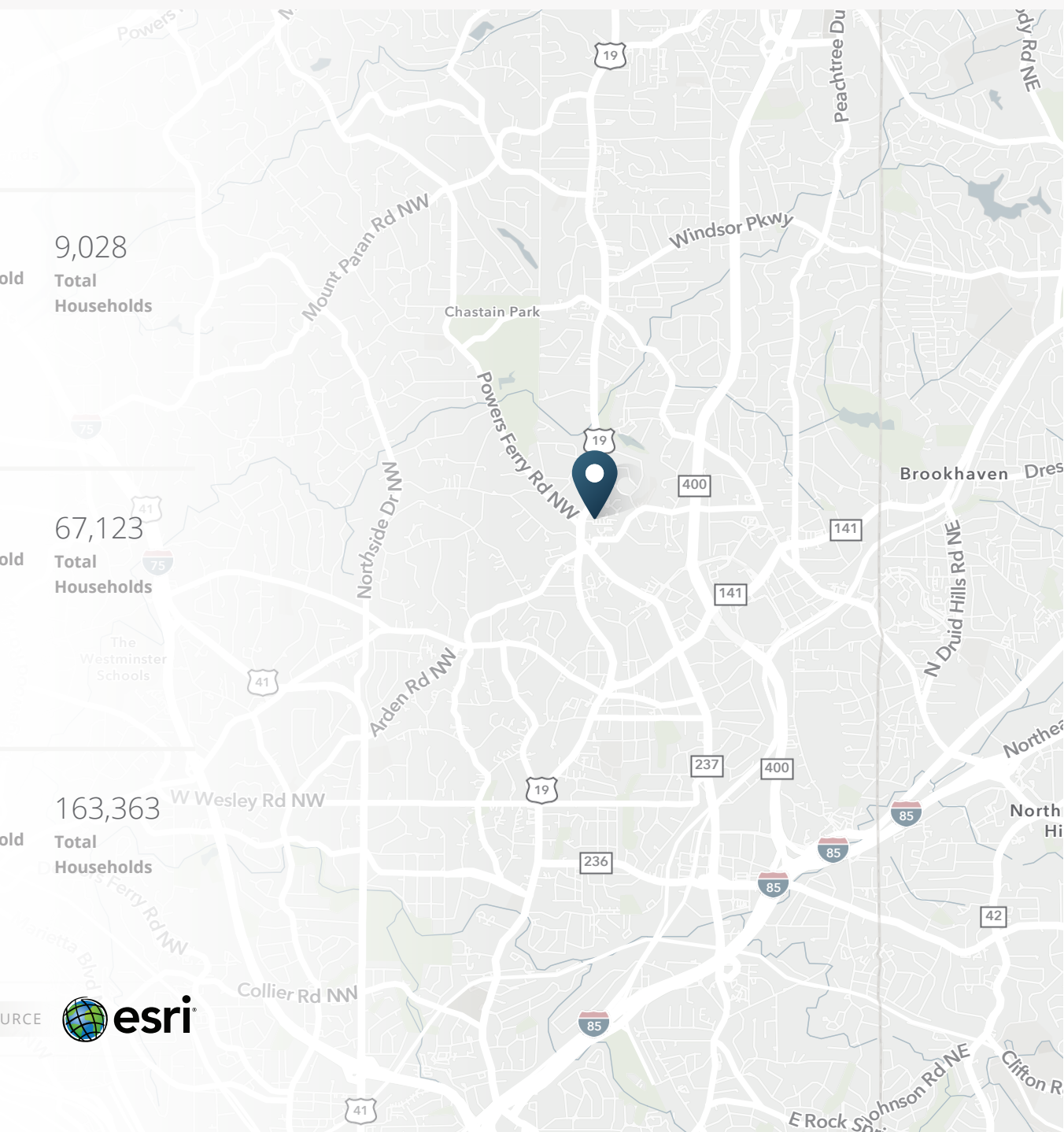
117,363	171,381	\$187,735	67,123
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

298,440	512,228	\$174,305	163,363
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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