

Publix #0626 - King Plaza

885 Woodstock Road
Roswell, GA 30075
Lat 34.061, Long -84.384

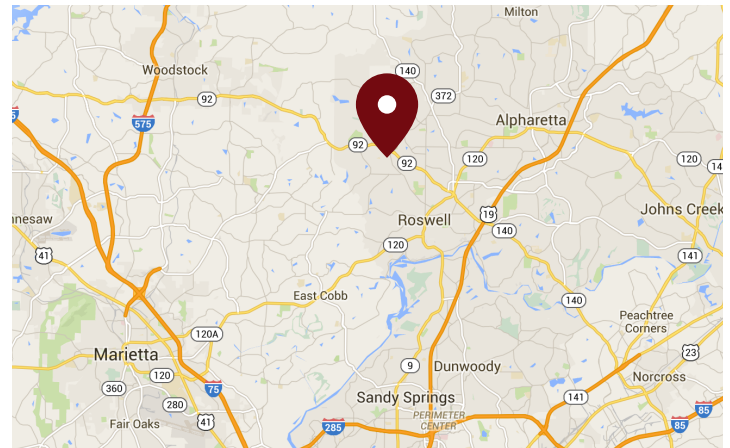
FOR LEASE



±0.5 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in the City of Roswell, a Major Bedroom Community for the Atlanta MSA, Drawing an Average of 108,000 Visitors per Month
- Ideally Located Along Woodstock Road (HWY 92), a Primary East-West Thoroughfare and Dominant Retail Corridor Including Target, TJ Maxx, The Home Depot, LA Fitness, PetSmart and Michael's
- Center is Surrounded by an Affluent Population with an Average Household Income of \$217,521 Within Three Miles
- Situated Directly Across from Roswell High School (2,232 Students) and Within One Mile from Blessed Trinity Catholic High School (978 Students)
- ±0.50 Acre Outparcel Available as a Ground Lease
- Traffic Count: 65,579 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,356	52,047	153,517
Daytime Population	8,417	57,066	161,655
Total Households	2,588	19,097	57,128
Avg. HH Income	\$206,313	\$217,521	\$190,220

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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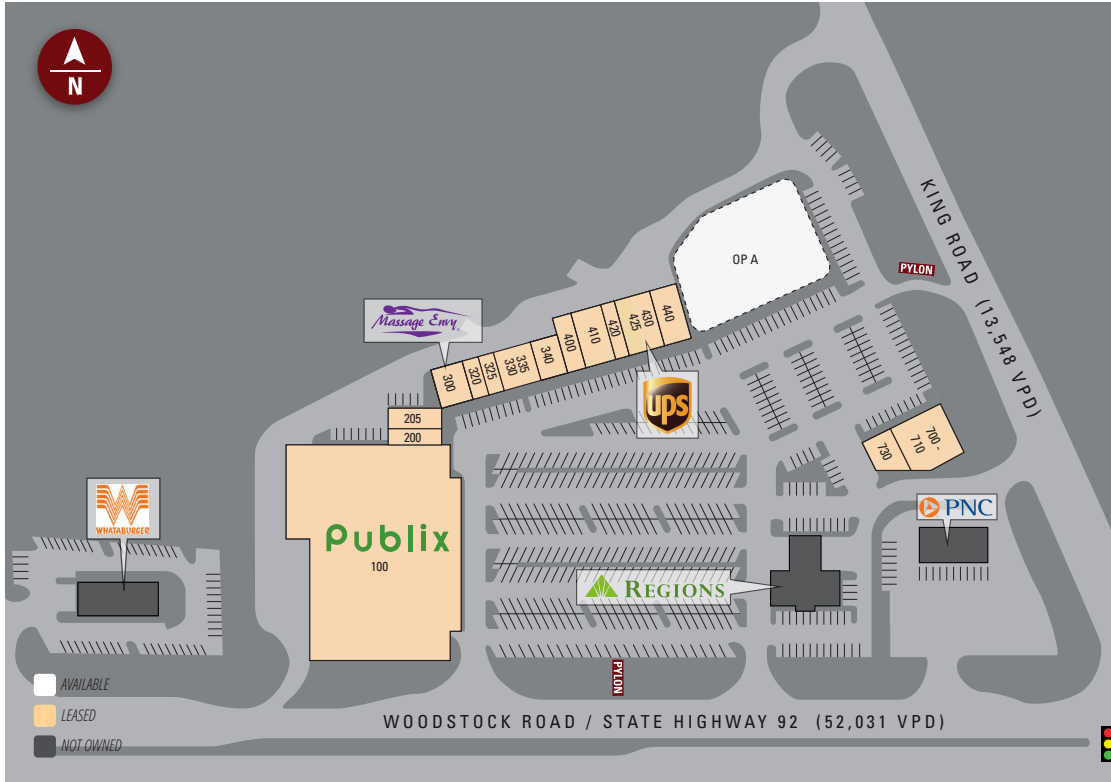


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SITE PLAN



Suite	Tenant	Size
100	Publix	51,420
200	Scenthound	1,598
205	Majestic Tan & Spa	1,604
300	Massage Envy	3,300
320	The Joint	1,000
325	Pure Chemistry Salon	1,000
330-335	Blanch Nail Lounge	2,000
340	Peace, Love and Little Donuts	1,000
400	Kiefer Aquatics	1,400
410	Rojo Cocina Mexicana	4,200
420	Cutco Kitchen	1,050
425-430	The UPS Store	2,485
440	Epicures of Asia	2,485
700-710	Spenga	4,805
730	Art Cleaners	2,085
OP A	AVAILABLE	0.5 Acres

TOTAL 81,432



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **153,300**

EST. # OF VISITS ANNUALLY

 **1.2 Million**

AVG. VISITS / CUSTOMER

 **8.1**

AVG. LENGTH-OF-STAY / VISIT

 **28 MIN**

TOP 3 DAYS



Saturday
Sunday
Monday

OF VISITS

185,913
185,813
177,522

TOP 3 HOURS



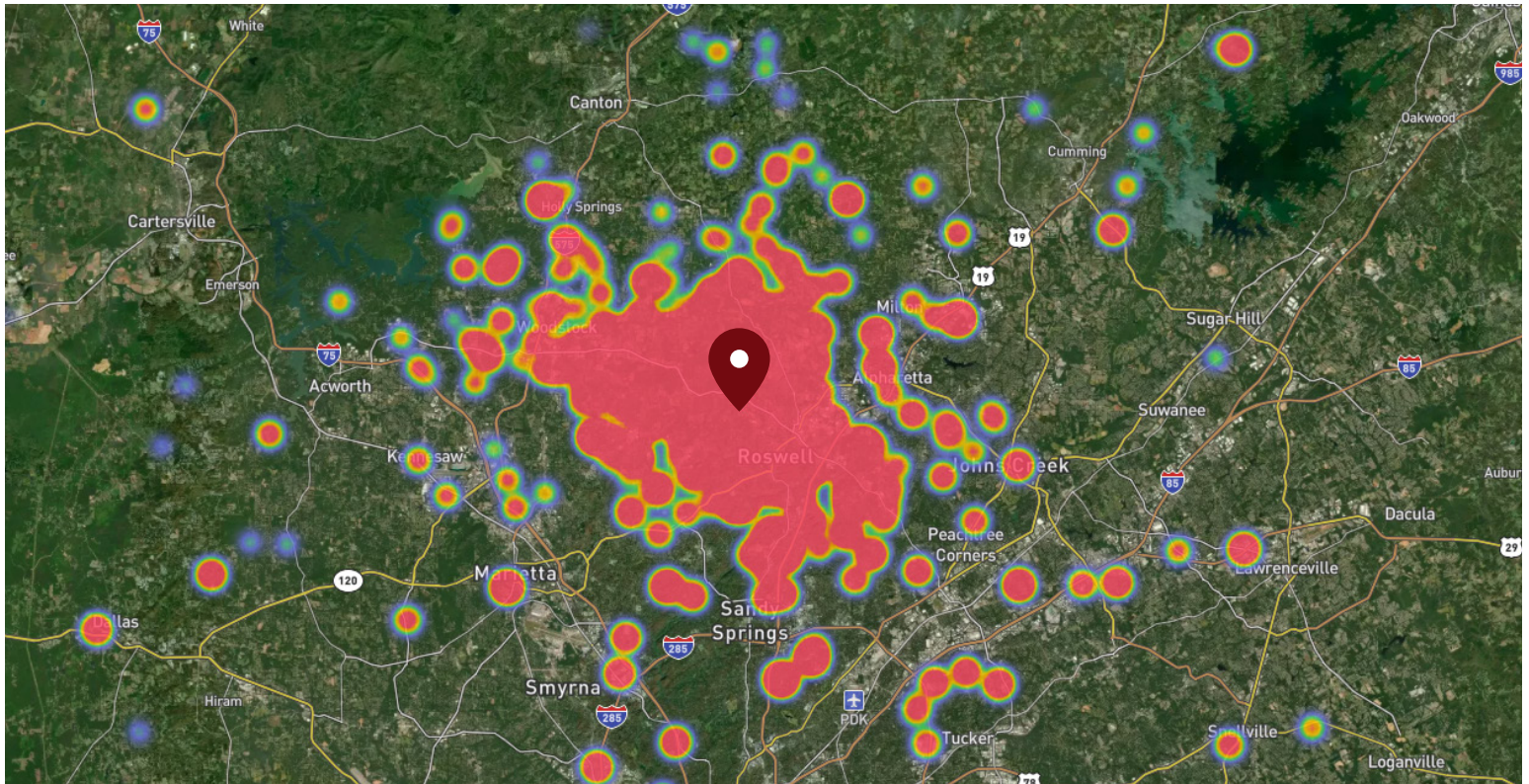
5-6 PM
1-2 PM
6-7 PM

OF VISITS

185,345
179,089
175,724

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2024 - April 30, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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