FOR LEASE

Neighborhood Shopping Center

Roswell Market Place

10800 ALPHARETTA HIGHWAY | ROSWELL, GA 30076

Roswell Market Place is a ± 95,522 square foot neighborhood center anchored by Sprouts Farmers Market in Roswell, Georgia, a northeast suburb of Atlanta. The center was redeveloped in 2016 and is still seeing significant improvements. Situated at the lighted intersection of Alpharetta Highway and Mansell Road, Roswell Market Place offers prime exposure and high visibility in the desirable Roswell submarket. Strong suburban demographics, excellent co-tenancy, ample parking, and prevalant signage opportunities all contribute to Roswell Market Place's strong retail fundamentals.



Available Spaces

- Retail Spaces: ±1,750-2,227 SF
- Endcap Space: ±3,033 SF
- Pad Site *(to be developed)*: Up to ±6,000 SF building







Traffic Counts

37,300 VPD on Alpharetta Hwy south of Mansell Rd

38,900 VPD on Alpharetta Hwy north of Mansell Rd

Demographics (2017)

	1-Mile	3-Mile	5-Mile
Total Population	7,823	71,954	181,886
Total Households	3,277	28,017	70,925
Average Household Income	$95,819	$107,797	$124,957
# of Employees	14,452	66,844	132,448
# of Businesses	1,274	5,514	11,362

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Site Plan

Suite	Tenant	SF
160	**AVAILABLE**	**3,033**
162	Parisian Spa & Nail	3,020
400	Premier Fitness Source	2,400
402	13 Hub Lane	2,400
404	Hollywood Feed	2,917
410	Sprouts	27,016
168	The Works	3,652
172	Your Serve Tennis	2,000
176	**AVAILABLE**	**3,000**
180	Sage Dental	3,200
182	**AVAILABLE**	**1,750**
184	The Colorstones	867
188	Cigar Merchant	1,690
192	CD Warehouse	1,809
196	Tin Drum	1,978
198	Connect Hearing	1,320
200	Roswell Barber Shop	943
204	Classic Tailor	780
208	The UPS Store	1,300
212	Batteries + Bulbs	1,382
216	Poke Life	1,250
220	Eye Optique	1,040
224	Subway	1,040
228	Best Little Flower Shop	1,040
232	Baskin Robbins	1,418
240	Salon Lofts	4,200
501	Another Broken Egg	3,574
502	Bad Daddy's Burger Bar	3,582
280	Rugs International	1,688
288	Chipotle Mexican Grill	3,464
300	**AVAILABLE**	**2,227**
304	Sprint	1,230
308	Bye Bye Hair Brazilian Wax	812
312	Starbucks	2,500



Aerial



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