



**PARKAIRE
TRIANGLE**
4.10 ACRES

PARKAIRE TRIANGLE

4958 Lower Roswell Rd, Marietta, GA 30068

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PROPERTY SUMMARY

- Rare Box Opportunity within desirable and high traffic suburb of East Cobb.
- 40,288 square foot shopping center with ample parking.
- Excellent visibility, and frontage with prominent pylon signage available.
- Outstanding average HH income exceeds \$190K within a 3 mile radius.

Availability:

- 23,805 SF box
- 8,413 SF junior box
- 1,200 SF Potential Restaurant with Patio

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SUITE	TENANT	SF
104	Ace Drapery	2,700
108 & 116	Sam's BBQ	3,358
112	Trang Viet	780
120	Vacant	8,413
124	Vacant	23,805
128	Vacant	1,200



Total Population

1-Mile: 7,723
3-Mile: 67,976
5-Mile: 221,844



Total Households

1-Mile: 2,871
3-Mile: 26,841
5-Mile: 91,654



Avg. HH Income

1-Mile: \$206,969
3-Mile: \$193,114
5-Mile: \$183,287



Daytime Population

1-Mile: 10,494
3-Mile: 65,774
5-Mile: 304,560



Traffic Counts

16,800 VPD
Lower Roswell Rd
E of Johnson
Ferry

34,500 VPD
Lower Roswell Rd
W of Johnson
Ferry

PROPOSED PROPERTY RENOVATION RENDERING



TRADE AREA OVERVIEW

