



## ROSWELL CORNERS

Woodstock Rd at Hardscrabble Rd, Roswell, GA

Located on the area's major east/west thoroughfare, this 300,000+ SF center is the shopping destination for the surrounding high-income communities. Super Target attracts strong weekly customer counts and is one of the chain's top performers in the Southeast.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 145,496 SQ. FT.

**LAT/LONG** 34.06314 N, -84.39747 W

**TRAFFIC COUNTS** WOODSTOCK RD & HARDSCRABBLE RD - 72,894

## CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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TENANT LIST

A0A	Zoe's Kitchen	2,205 SF	C0F	Bare Wax	1,745 SF	F0E	Pigtails & Crewcuts	1,400 SF
A0C	Chicken Salad Chick	2,800 SF	C0H	Hollywood Feed	2,880 SF	F0G	Giovanni's Tile & Design	2,250 SF
A0E	Sport Clips	1,400 SF	C0K	Club Pilates	2,080 SF	F0K	Sake Japanese Steak House	4,000 SF
A0F	Planet Smoothie and Cold Stone Creamery	1,400 SF	C0P	The Fresh Market Grocer	23,923 SF	G0A	Mathnasium	1,600 SF
A0G	Available	1,435 SF	C0T	T.J. Maxx	30,000 SF	G0H	Blick Art Materials	9,400 SF
B0A	Edward Jones	1,080 SF	D0A	Available	2,100 SF	H0A	Salon Lofts	4,518 SF
B0B	Stretch Zone	1,080 SF	D0C	Sally Beauty	1,400 SF	H0G	Panera Bread	4,810 SF
B0C	Goodwill	1,140 SF	D0D	Available	1,685 SF	J0A	Dermani Medspa	3,587 SF
B0D	Available	1,200 SF	D0H	Rack Room Shoes	6,125 SF	J0D	1000 Degrees	1,800 SF
C0A	Edible Arrangements	1,365 SF	E0A	Available	3,400 SF	J0F	Neopolitan Pizza	1,213 SF
C0B	GNC	1,365 SF	E0F	Aqua Tots Swim School	5,672 SF	J0H	Deka Lash	2,400 SF
C0C	T-Nails	1,260 SF	E0H	Buff City Soaps	1,598 SF	1	Five Guys	0 SF
C0D	A+ Tailor	1,260 SF	F0A	T-Mobile	2,800 SF		Target	
			F0C	Pure Barre	1,400 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,175	21,013	50,962	153,958
Average Household Income	\$159,621	\$162,208	\$157,654	\$139,370
<b>Population Trends</b>				
2000 Population	3,764	17,205	42,118	123,195
2010 Population	4,776	19,452	46,623	138,672
2020 Population	5,175	21,013	50,962	153,958
2025 Population	5,385	21,973	53,733	164,018
Absolute Growth 2010 to 2020'	8.35%	8.03%	9.31%	11.02%
Projected Growth 2020 to 2025'	4.06%	4.57%	5.44%	6.53%
<b>Race &amp; Ethnicity</b>				
% White	86.15%	84.8%	83.33%	73.35%
% Black	4.47%	4.74%	5.18%	7.88%
% Asian	3.23%	3.39%	4.27%	4.81%
% Other	3.04%	2.29%	2.27%	2.58%
% Hispanic	3.12%	4.78%	4.96%	11.38%
<b>Income &amp; Education</b>				
Median Household Income	126,783	130,732	125,300	108,101
Average Household Income	\$159,621	\$162,208	\$157,654	\$139,370
% College Graduates	75.11%	71.92%	71.93%	65.69%
<b>Age</b>				
Median Age	49.3	47	46.4	42.2
% Age < 18	16.44%	18.12%	18.86%	21.47%
% Age 65 +	23.41%	20.4%	19.75%	16.71%
<b>Households &amp; Housing</b>				
Households	2,075	7,653	18,562	55,742
Average Household Size	2.49	2.74	2.73	2.75
Median Housing Value	\$598,260	\$581,589	\$558,682	\$490,632
% Owner Occupied Housing	82.21%	85.26%	84.7%	74.8%
% Renter Occupied Housing	13.89%	10.71%	11.11%	20.13%
% Vacant Housing	3.91%	4.03%	4.18%	5.07%
<b>Workplace &amp; Workers</b>				
Number of Businesses	150	489	1,382	5,544
% White Collar	89.89%	85.19%	84.16%	77.97%
% Blue Collar	10.11%	14.81%	15.84%	22.03%



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