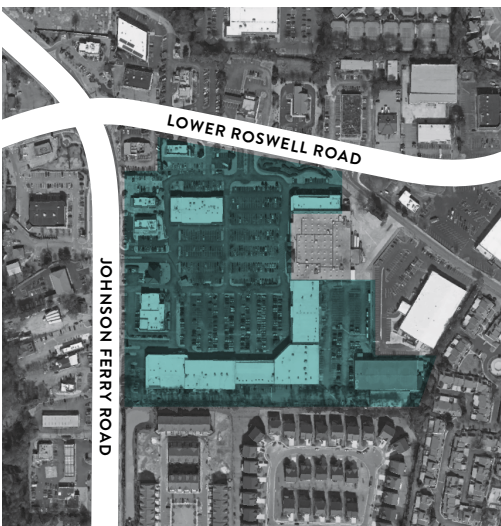


PARKAIRE LANDING

4880 Lower Roswell Road
Marietta, GA 30068



LOCATION OVERVIEW

Strategically located at the intersection of Johnson Ferry Road & Lower Roswell Road

PROPERTY HIGHLIGHTS

- » 132,000 SF newly renovated Kroger shadow-anchored center
- » Shopping Center has been recently refreshed with exciting improvements including new building paint, updated landscaping & sidewalk music
- » Strategically located in the heart of East Cobb retail corridor
- » Over 45% Population has obtained a Bachelor's Degree or greater within a 1-mile radius
- » Co-tenants include: The Cobb County Library, Tuesday Morning, Anytime Fitness, Ted's Montana Grill
- » GA DOT Traffic Counts:
 - » Johnson Ferry Rd - 47,500 AADT
 - » Lower Roswell Rd - 19,600 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,328	67,126	212,183
Daytime Population	3,733	22,915	143,361
Average HH Income (\$)	158,718	137,146	124,045



EXCLUSIVE AGENTS

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PARKAIRE LANDING



SITE PLAN

SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
10	Earthwise Pet Supply	2,108	410	Tuesday Morning	10,224	760	Davita Healthcare Partners	6,804
20	Explore Chiropractic	1,920	430	Sunny Day Massage	886	790	AVAILABLE	2,886
50	The Wig Doctor	1,007	445	Fresh Squeezed Juice Bar	969	805	Sharkey's Cuts For Kids	1,263
60	A Stitchworks	1,023	450	CycleBar	3,268	820	Edible Arrangements	1,276
70	Flying Biscuit	3,060	460	Rock Box Fitness	3,523	850	McCray's Tavern	6,433
105	Ander's Cleaners	808	470	Signature Nails	2,717	900	Marietta Ice Center (GL)	28,850
110	Asian Express	1,206	490	Sports Clips	1,912	P100	Wine Shop	4,883
120	Subway	1,221	510	Cobb County Library	16,889	P110	Cold Stone Creamery	1,736
130	Sakura Restaurant	1,607	520	Anytime Fitness	6,053	P150	Ted's Montana Grill	4,566
135	Benjamin Moore Paints	1,092	610	Pro Martial Arts	2,442	P620	Uptown Cheapskate	7,052
140	Johnny's Pizza	2,522	880	Code Ninjas	1,587	PAD-1	Gusto	2,709
165	The UPS Store	1,200	625	PT Solutions	2,420	PAD-2	1st Choice Dental	2,626
167	College Nannies & Tutors	880	630	Icebox Cryotherapy	1,433	PAD-3	Taco Bell (GL)	2,792
170	Taggart's Driving School	1,274	635	Aja Nia Med Spa	2,638	PAD-4	Regions Bank (GL)	2,128
175	Adamark Jewelers	1,684	640	Enterprise Rent A Car	1,519			
190	Parkaire Shoe Repair	808	720	Dollar Tree	9,361			



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