

ROSWELL CROSSING

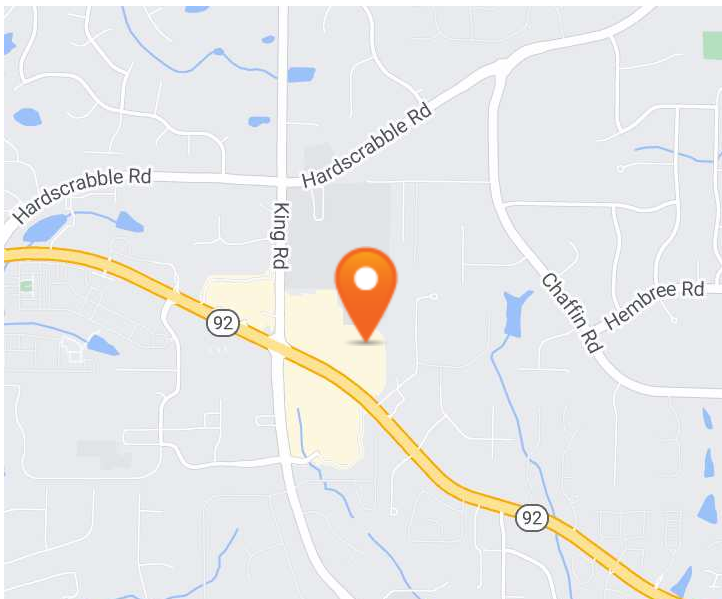
635 W. Crossville Road, Roswell, GA 30075

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located at the intersection of W Crossville Road & King Road



PROPERTY HIGHLIGHTS

- Please call for availability
- 2nd Floor Office Space Available (Please call for availability)
- Anchored by Trader Joe's, PetSmart, Office Max, Pike Nursery, Taco Mac, Marlow's Tavern & Outback Steakhouse
- Excellent visibility, ingress/egress and ample parking
- GA DOT Traffic Counts: W. Crossville Rd (GA 92)-45700 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	5,955	55,558	157,307
Average HH Income	\$177,305	\$196,926	\$174,404
Daytime Population	8,263	68,167	175,287

EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434

DREW LEWIS • drew.lewis@tscg.com • 770.955.2434

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ADDITIONAL PHOTOS



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SITE PLAN



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SITE PLAN

SUITE	TENANT NAME	SPACE SIZE
1	Hi-Tech Cleaners	1,511 SF
2-3	Nail Salon	2,879 SF
4	Sumo Sushi	2,808 SF
5	The Paladian Center	12,750 SF
6	Pike	45,116 SF
7	Marlow's Tavern	3,500 SF
8	Elements Massage	2,013 SF
9	Tropical Smoothie Cafe	1,853 SF
10	The Honey Baked Ham	1,847 SF
11	Orange Theory Fitness	2,886 SF
12	Your Pie	2,823 SF
13	El Torero	2,794 SF
14	Pop Braces	2,774 SF
15	Bob Steele Salon	2,436 SF
16	Chiropractor	1,400 SF
17	Ageless Remedies	3,281 SF
18	Mochibeers	1,921 SF
19	Available	1,921 SF

SUITE	TENANT NAME	SPACE SIZE
20	PetSmart	16,496 SF
21	Available	966 SF
22	Stonecrest Homes	2,735 SF
23	Available	1,518 SF
24	PT Solutions Physical Therapy	2,833 SF
25	Available	2,221 SF
26	Available	1,534 SF
27	Trader Joe's	11,606 SF
28	Frugal Kitchens & Cabinets	4,994 SF
29	OfficeMax	23,500 SF
30	Outback Steakhouse	6,160 SF
31	Fifth Third Bank	2,400 SF
32	Hummus Republic	1,700 SF
33	Jimmy Johns	1,300 SF
34	Bruster's Ice Cream	1,200 SF
35	Taco Mac	5,391 SF
36	Today's Dentist	2,163 SF
37	Walgreens	15,120 SF

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Mountain Park-Sandy Plains

