

# ROSWELL MARKETPLACE

10800 Alpharetta Hwy.  
Roswell, GA 30076

1 Acre Outparcel Available for Ground  
Lease or Sale AND 2,917 Square Feet  
Available of Premier Retail Space.



For Leasing Information Call

**404-381-2220**

[info@bridger-properties.com](mailto:info@bridger-properties.com)



**BRIDGER**  
PROPERTIES



- Sprouts Anchored Shopping Center
- 1 acre “flat and ready” pad with unparalleled visibility on Houze Road
- Extremely easy access at two signalized intersection on Mansell Road.
- Diverse and attractive tenant mix
- Located in Roswell, GA – one of the strongest suburban markets in the southeast.
- Over 205,000 people within a 15-minute drive

# ROSWELL MARKET PLACE

ROUGHLY 1 ACRE OUTPARCEL AVAILABLE  
FOR GROUND LEASE OR SALE

OUTPARCEL  
SITE PLAN

OUTPARCEL  
DEVELOPMENT  
OPPORTUNITY

15,400 VPD



HOUZE ROAD

2,917 SF  
AVAILABLE



T Mobile



36,000 VPD



MANSELL ROAD



# ROSWELL MARKET PLACE

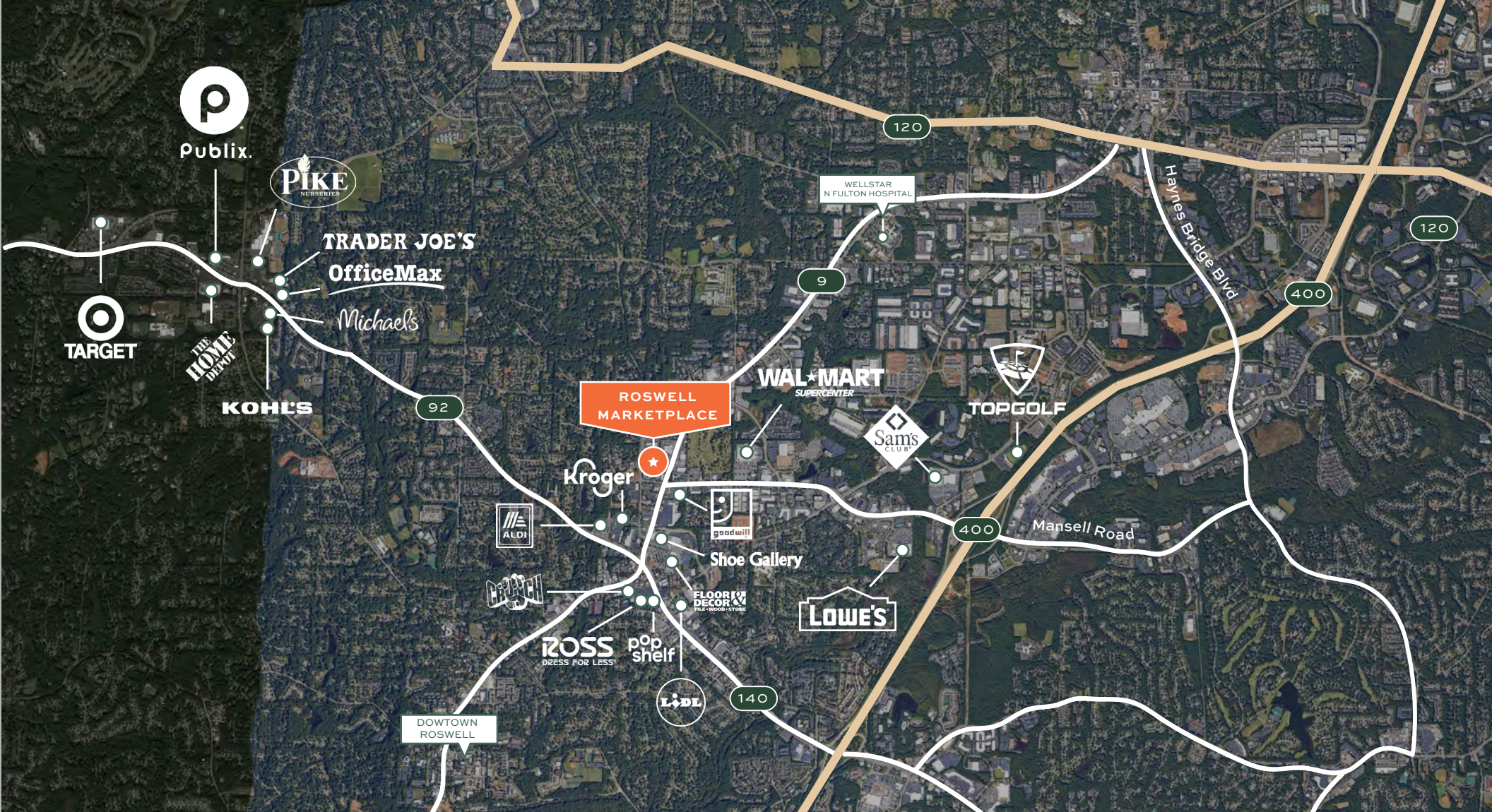
## Site Plan



UNIT	TENANT	SF
160-162	Parisian Spa & Nails	6,053
168	Premier Fitness Source	3,652
172	Your Serve Tennis	2,000
176	Result Phisiotherapy	3,000
180	Sage Dental	3,200
182	H & R Block	1,750
184	The Colorstones	867
188	Cigar Merchant	1,690
192	Geico Insurance Company	1,809
196	Tin Drum	1,978
198	Connect Hearing	1,320
200	Roswell Barber Shop	943

UNIT	TENANT	SF
204	Classic Tailors	780
208	The UPS Store	1,300
212	Options Medical	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 Robins	1,418
240	Salon Lofts	4,200
280	Rugs International	1,688
288	Chipotle	3,464

UNIT	TENANT	SF
300	Tropical Smoothie	2,227
304	Sprint	1,230
308	Bye Bye Hair	812
312	Starbucks	2,500
400-402	13 Hub Lane	4,800
402 w	13 Hube Lane Warehouse	4,780
404	Available	2,227
410	Sprouts Farmers Market	27,016
501	Another Broken Egg	3,574
502	Bad Daddy's Burger Bar	3,582



# ROSWELL MARKETPLACE

## TRADE AREA OVERVIEW



### Population 2024

1 Mile	7,642
3 Mile	72,496
5 Mile	205,612



### Household Income 2024

1 Mile	\$118,007
3 Mile	\$125,538
5 Mile	\$140,601



### Employee Population 2024

1 Mile	12,021
3 Mile	54,015
5 Mile	99,681

# ROSWELL MARKETPLACE

## PROPERTY PHOTOS



# ROSWELL MARKETPLACE

## PROPERTY PHOTOS

