

ROSWELL MARKETPLACE

10800 Alpharetta Hwy.
Roswell, GA 30076

1 Acre Outparcel Available for Ground
Lease or Sale AND 1,040 Square Feet
Available of Premier Retail Space.



For Leasing Information Call

404-381-2220

anna.crist@bridger-properties.com

ESTD 2020

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

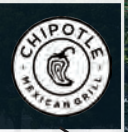
OUTPARCEL SITE PLAN

OUTPARCEL DEVELOPMENT OPPORTUNITY

15,400 VPD



HOUZE ROAD



T Mobile



MANSELL ROAD

36,000 VPD



ROSWELL MARKET PLACE

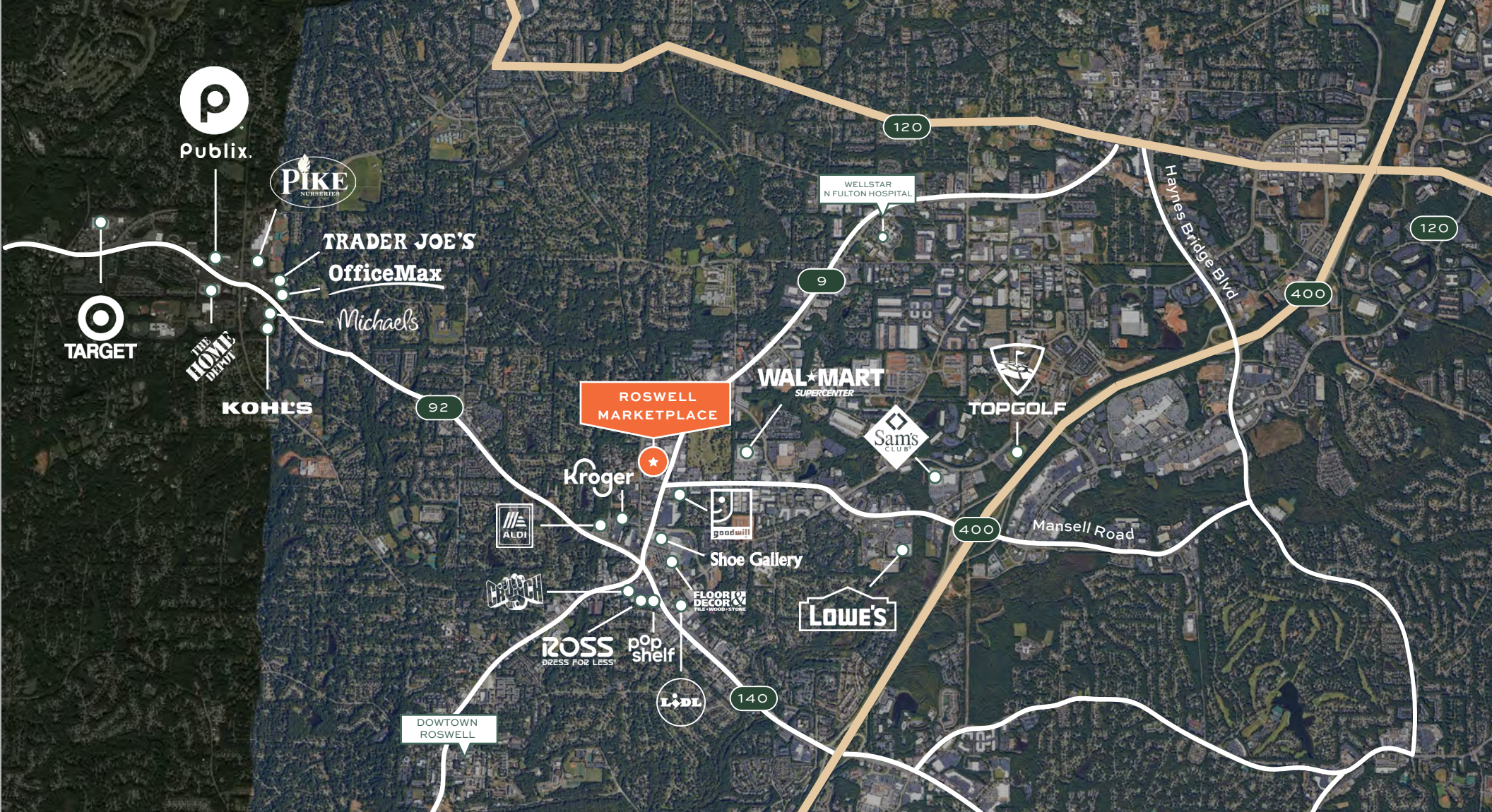
Site Plan



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	AVAILABLE	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 Hub Lane Warehouse	4,780
404	13 Hub Lane	2,917
410	Sprouts Farmers Market	27,016
501	Another Broken Egg	3,574
502	Bad Daddy's Burger Bar	3,582



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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

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PROPERTY PHOTOS



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