

ROSWELL-WIEUCA SHOPPING CENTER

GROCERY-ANCHORED CENTER IN THE HEART OF BUCKHEAD



ESTD 2020
BRIDGER
PROPERTIES

4365 ROSWELL RD.
ATLANTA, GA 30342

DETAILS

- Located in the north Buckhead corridor one of Atlanta's most prestigious submarket with a daytime population of 170K.
- 750 ft of unobstructed visibility and frontage along Roswell Rd.
- Positioned at the gateway to Chastain Park, a 268-acre park with a wide range of amenities.
- Strong tenant line-up with grocery-anchor The Fresh Market & retailers Ace Hardware and several best-in-class local food and beverage operators.
- #1 most visited Fresh Market in Atlanta MSA.

NOTABLE TENANTS



DEMOGRAPHICS



2022 POPULATION

1 MILE	10,350
3 MILES	103,915
5 MILES	295,441

AVERAGE HOUSEHOLD INCOME

1 MILE	\$217,688
3 MILES	\$197,170
5 MILES	\$169,221

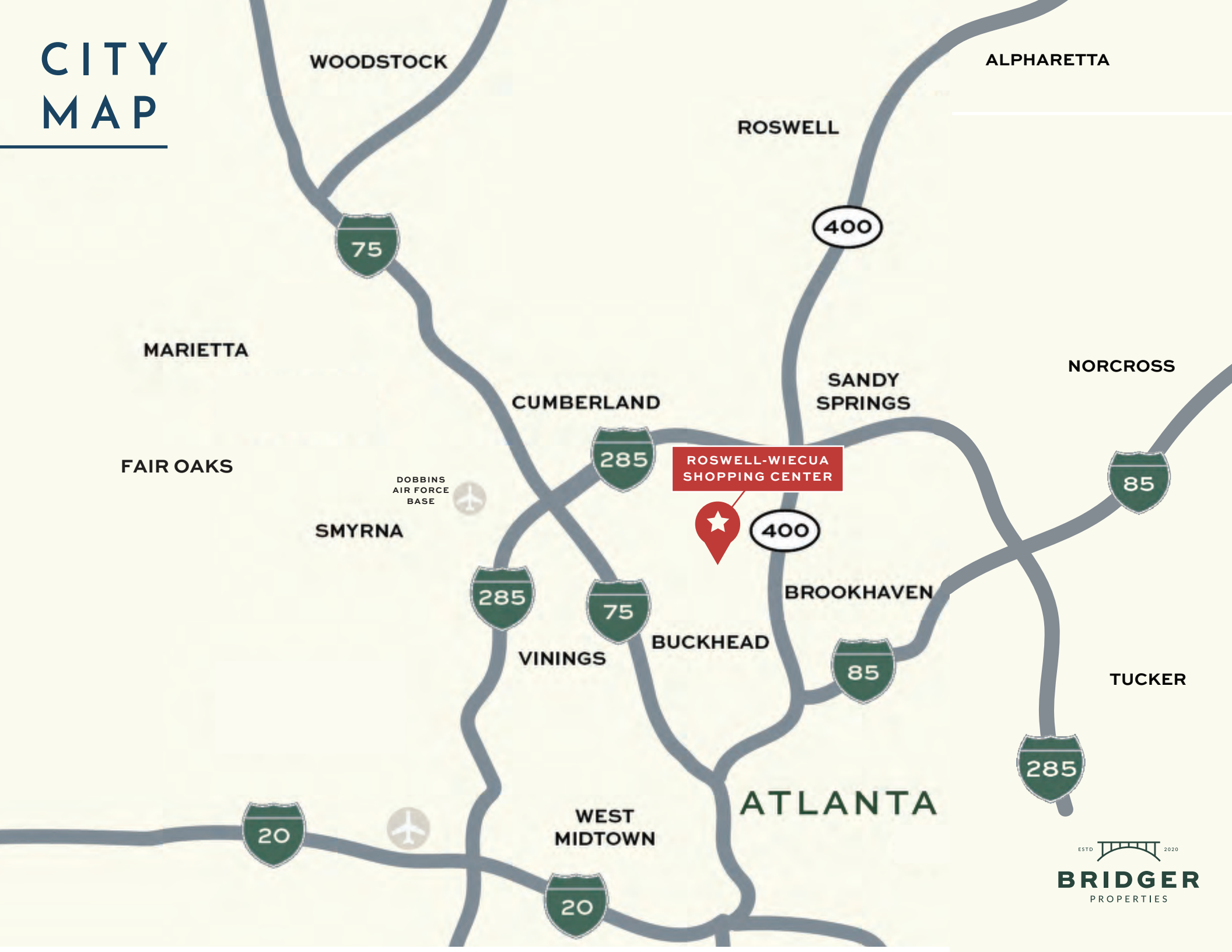
2022 DAYTIME POPULATION

1 MILE	10,139
3 MILES	179,035
5 MILES	457,198

BACHELOR'S DEGREE OR HIGHER

1 MILE	82%
3 MILES	69%
5 MILES	58%

CITY MAP



AREA MAP

CHASTAIN PARK
AVG. HOME LIST
\$3.8 M

MEADOWBROOK
AVG. HOME LIST
\$1.8 M

BROOKHAVEN
AVG. HOME LIST
\$1.8 M

**ROSWELL-WIECUA
SHOPPING CENTER**


VPD : 38,120


VPD : 142,000

NORTH
FULTON
GOLF
COURSE

CAPITAL CITY
CLUB

400

BUCKHEAD

**PHIPPS
PLAZA**

141

**LENOX
SQUARE**

**BUCKHEAD
VILLAGE
DISTRICT**



AREA MAP



CVS pharmacy®

BANK OF AMERICA

WELLS FARGO

Chick-fil-®

CHASE

CHIPOTLE MEXICAN BURGERS

Starbucks

FELLINI'S PIZZA

ROSSELL-WIECIA SHOPPING CENTER

Publix

HIGH COUNTRY OUTFITTERS

HomeGoods®

ROAD RUNNER SPORTS

B.D. JEFFRIES EXCLUSIVE

POSTINO

Superica

bartaco

TRUIST

CAVA

CHOPT

400

ROSSELL RD.

SITE PLAN



UNIT	TENANT	SF
4365	Ace Hardware	14,600
4367	Chicken Salad Chick	2,499
4371	Gusto!	2,499
4377	Willy's Mexicana Grill	2,400
4383	Goldberg's Deli	4,500
4389	Abbadabba's	4,632
4405	The Fresh Market	22,921

UNIT	TENANT	SF
4407	Learning Express	22,921
4409	The Fitness Depot	3,664
4411	Deca Dental	1,986
4413	Available	2,388
4415	Arby's (Ground Lease)	3,004
4360	LEASED	1,635
GLA		74,370



LEASING INFORMATION

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