

The Crossings at Roswell

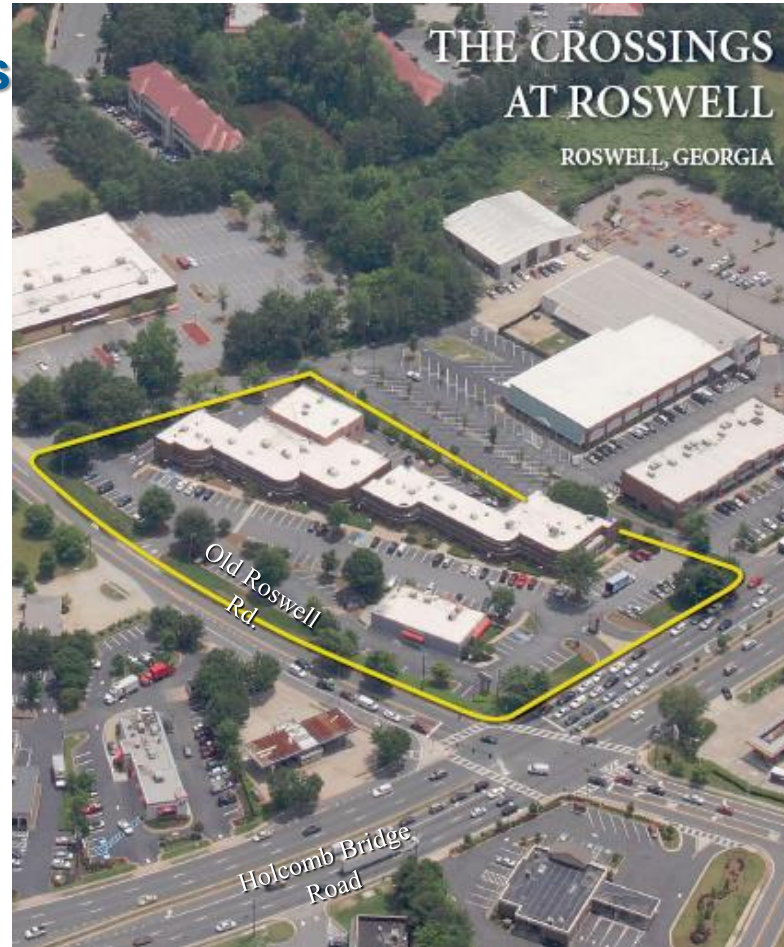
690 Holcomb Bridge Road - Roswell, Georgia 30076



Retail, Restaurant, Office Users

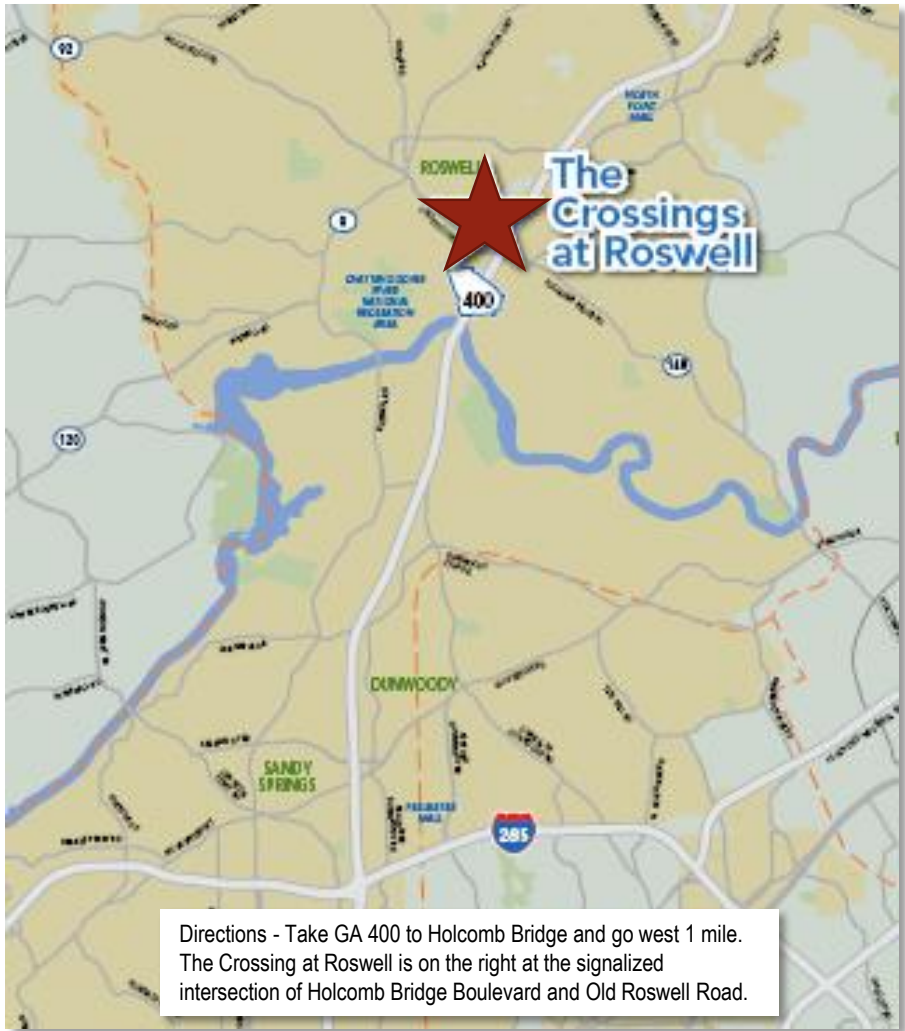
The Crossings at Roswell
690 Holcomb Bridge Road
Roswell, Georgia

- ✓ Below Market Rates
- ✓ Major renovation planned
- ✓ Tenant improvement dollars available
- ✓ 90,000+ combined intersection traffic count



The Crossings at Roswell: Demographics/Location

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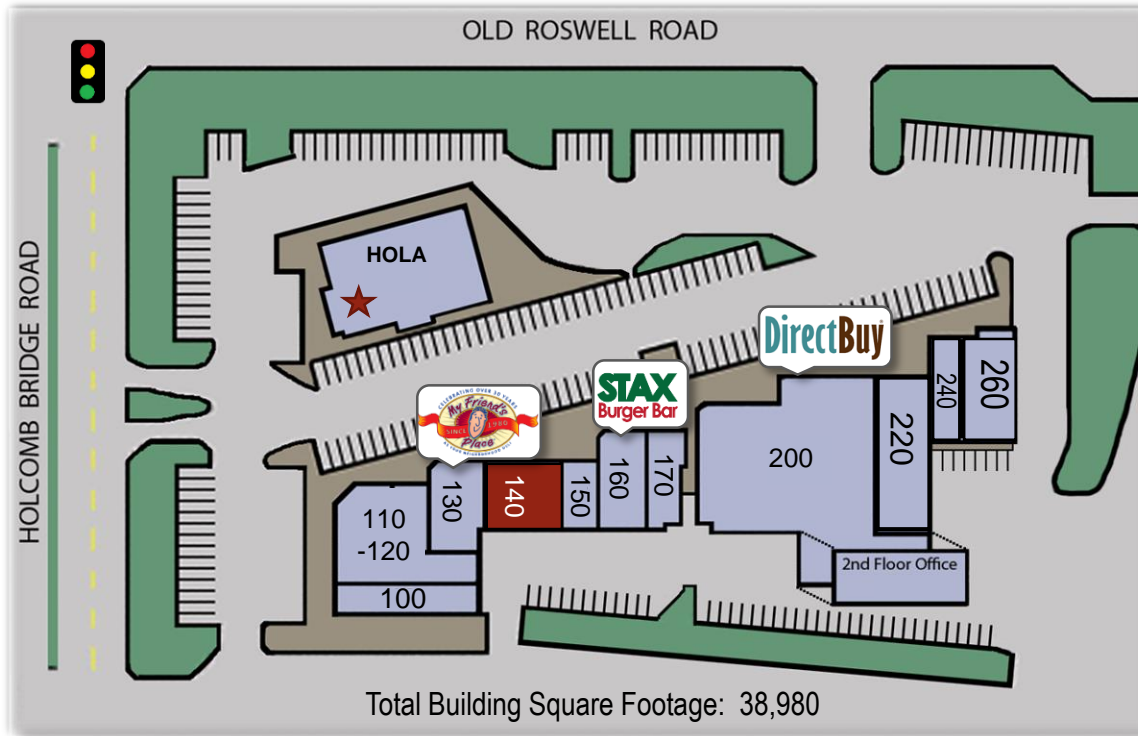
Directions - Take GA 400 to Holcomb Bridge and go west 1 mile. The Crossing at Roswell is on the right at the signalized intersection of Holcomb Bridge Boulevard and Old Roswell Road.

- ❖ The property is located in northern Fulton County approximately 1 mile north of the Chattahoochee River in Historic Roswell.
- ❖ Money magazine ranked the City of Roswell as one of the top 20 best cities to live in the eastern US.
- ❖ Roswell was chosen twice by Atlanta magazine as the best place to live in Metro Atlanta.
- ❖ Home to a highly educated (77% attended college) and affluent population (avg. HH income exceeds \$113,000 in 5-mile radius), Roswell boasts some of the most desirable residential and schools in metropolitan Atlanta.

	1 mile	3 mile	5 mile
Population			
2009 Estimate	16,581	71,698	183,526
2014 Projection	17,098	73,171	193,274
Growth 2009-2014	3.12%	2.05%	5.31%
Daytime Employment			
2009 Estimate	6,822	33,811	75,811
Households			
2009 Estimate	6,790	29,932	75,377
Median Age	31.1	33.2	35.1
Average Size of HH	2.39	2.37	2.42
Average Household Income			
2009 Estimate	\$72,441	\$91,265	\$113,791

The Crossings at Roswell: Site Plan

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Suite	Sq. Ft.	Tenant
260	3,042	Roswell Farmer's Market
240	802	Roswell Farmer's Market
220	3,015	Aiyara
200	10,444	Direct Buy
OFFICE	4,218	Direct Buy - Office
170	1,374	Ahart Tax Services
160	1,527	Stax Burger Bar

Suite	Sq. Ft.	Tenant
150	810	Hair Jazz
140	2,005	Vacant
130	1,790	My Friend's Place
110-120	3,764	Beverage Mart
100	1,064	ECO Insuring
★	5,125	Hola Mexicana