



roswell wieuca

GROCERY-ANCHORED CENTER
IN THE HEART OF BUCKHEAD

4365 Roswell Rd.
Atlanta, GA 30342

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CRAWFORD SQUARE
REAL ESTATE ADVISORS

property highlights

The property is a well-located, grocery-anchored neighborhood retail center in the Buckhead / Chastain Park submarket of Atlanta, offering strong visibility along a primary retail corridor.

The center benefits from consistent daily traffic generated by an essential-use anchor and a complementary mix of national and local tenants.

Its surrounding trade area is supported by established residential neighborhoods and an affluent customer base, driving reliable demand for retail and service uses.



STRONG CUSTOMER TRAFFIC

1 MILLION

Visits annually

468,871

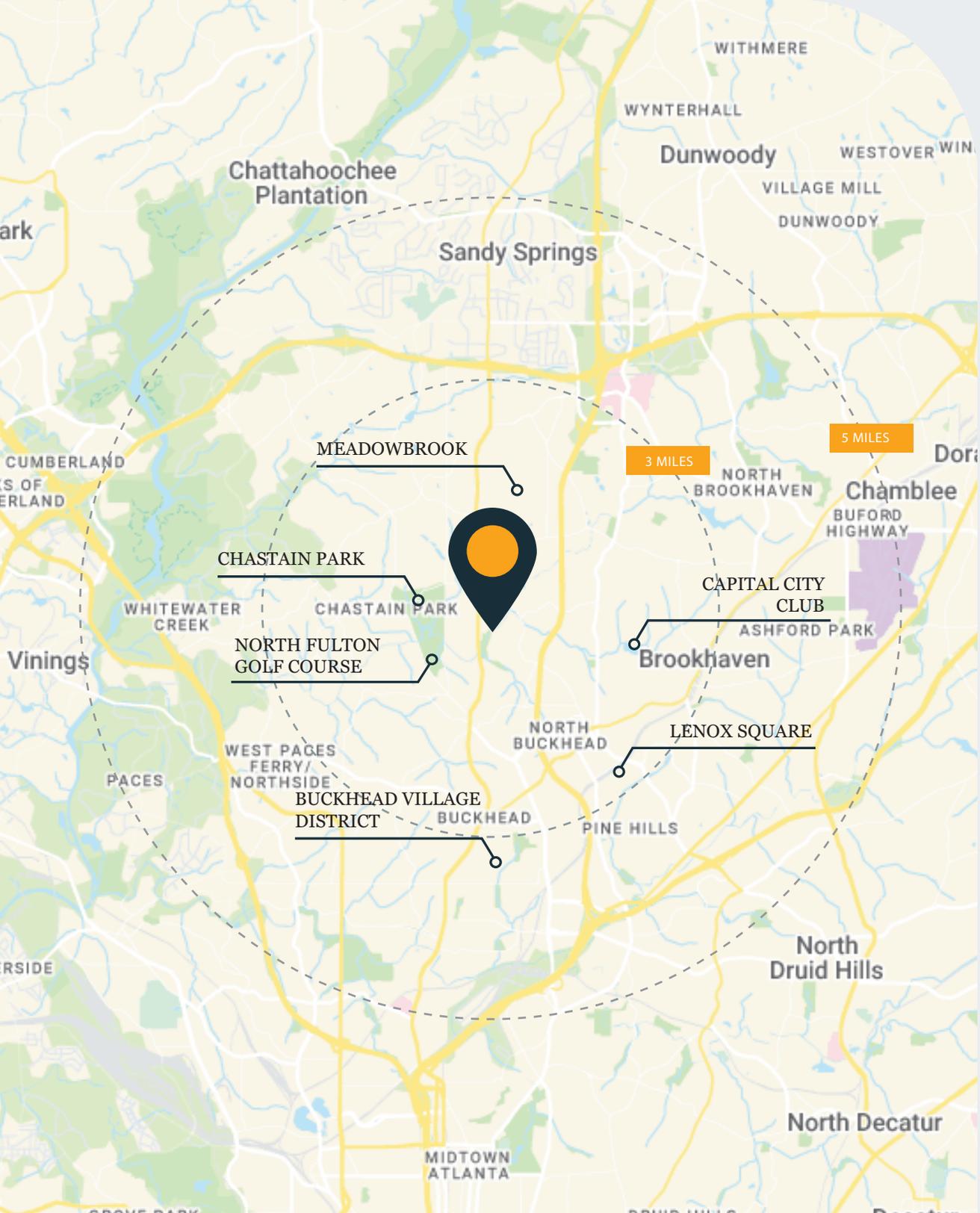
Daytime population within a 5-mile radius

\$230,484

Average HH Income within a 3-mile radius



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market overview

North Buckhead is an affluent, well-established submarket within Atlanta, characterized by high household incomes, strong educational attainment, and a large concentration of business and professional residents.

Surrounded by dense residential, office, and retail development, the area offers a stable, high-spending customer base and consistent daytime population ideal for commercial users.

147,065

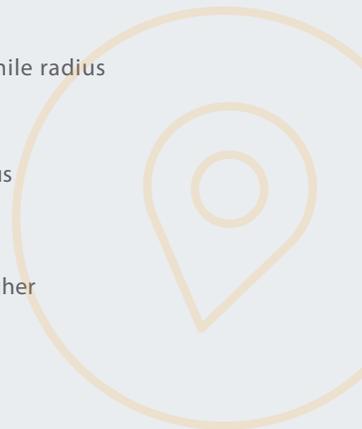
Total Households within a 5-mile radius

35.8

Median age within a 5-mile radius

78.1%

Have a bachelor's Degree or Higher

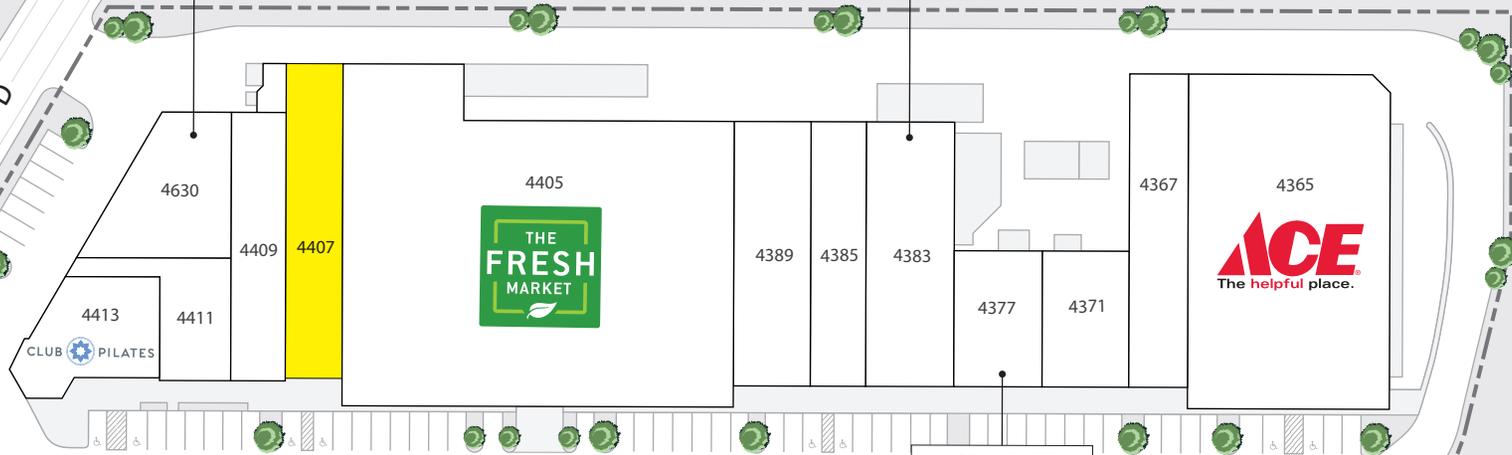




SUITE	TENANT	SF
4365	Ace Hardware	14,600
4367	Chicken Salad Chick	2,499
4371	Gusto!	2,499
4377	Willy's Mexican Grill	2,400
4383	Goldberg's Deli	4,500
4385	Sugarcoat Nail Salon	3,000
4389	Abbadabba's	4,632
4405	The Fresh Market	22,921
4407	Available	4,602
4409	Fitness Depot	3,664
4411	Deca Dental	1,986
4413	Club Pilates	2,388
4415	Leased	3,004
4630	Perc Coffee	1,635

WIEUCA RD NE - 9,330 VPD

PERC



ROSEWELL RD - 38,120 VPD



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centrally located retail hub

GATHER, RELAX, & ENJOY





THE FRESH MARKET

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