



**FOR SUBLEASE**

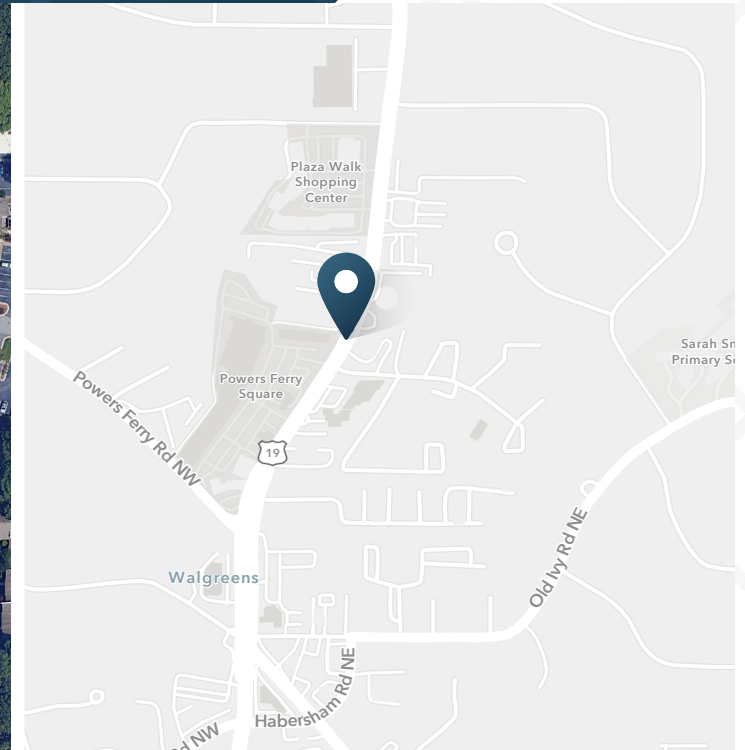
# Former Beauty Shop

3796 Roswell Road | Atlanta, GA



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## ABOUT THE PROPERTY

622 SF  
GLA

- In Powers Ferry Square - Join tenant HomeGoods, Bartaco, J.Crew Factory Store, and more.
- Busy center with strong daytime population.
- This is a sublease which expires September 2027.
- NNNs will increase in 2026.

\$3536.00  
Monthly Rate

## JOIN THESE RETAILERS



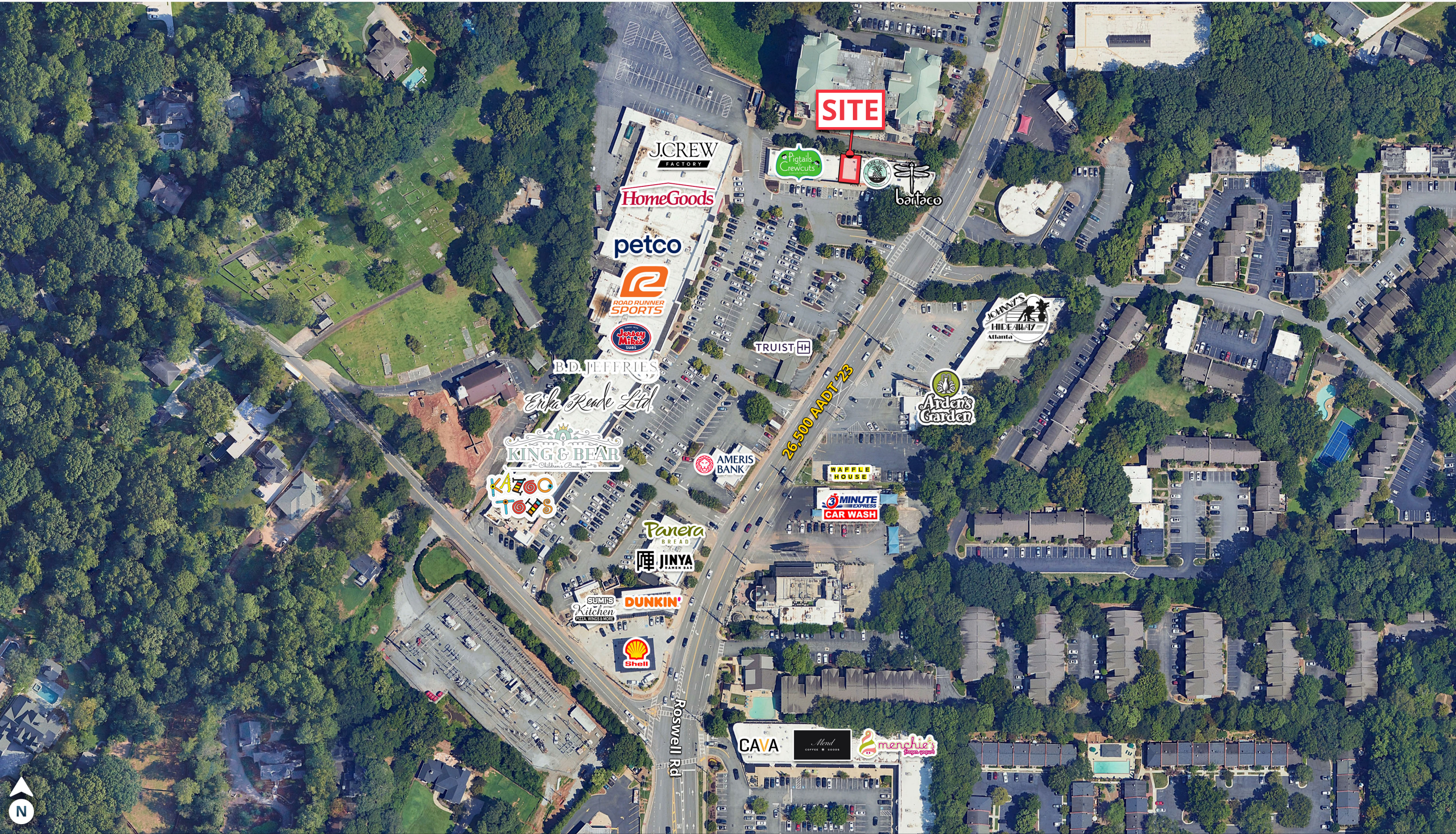
## TRAFFIC COUNTS

Roswell Road	26,500 AADT
GA - 400	117,000 AADT
Piedmont Road	34,200 AADT
Powers Ferry Road	5,840 AADT
Year: 2023   Source: GDOT	



# Powers Ferry Square

Atlanta, GA



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AVAILABLE  
SUITE 26 - 622 SF

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

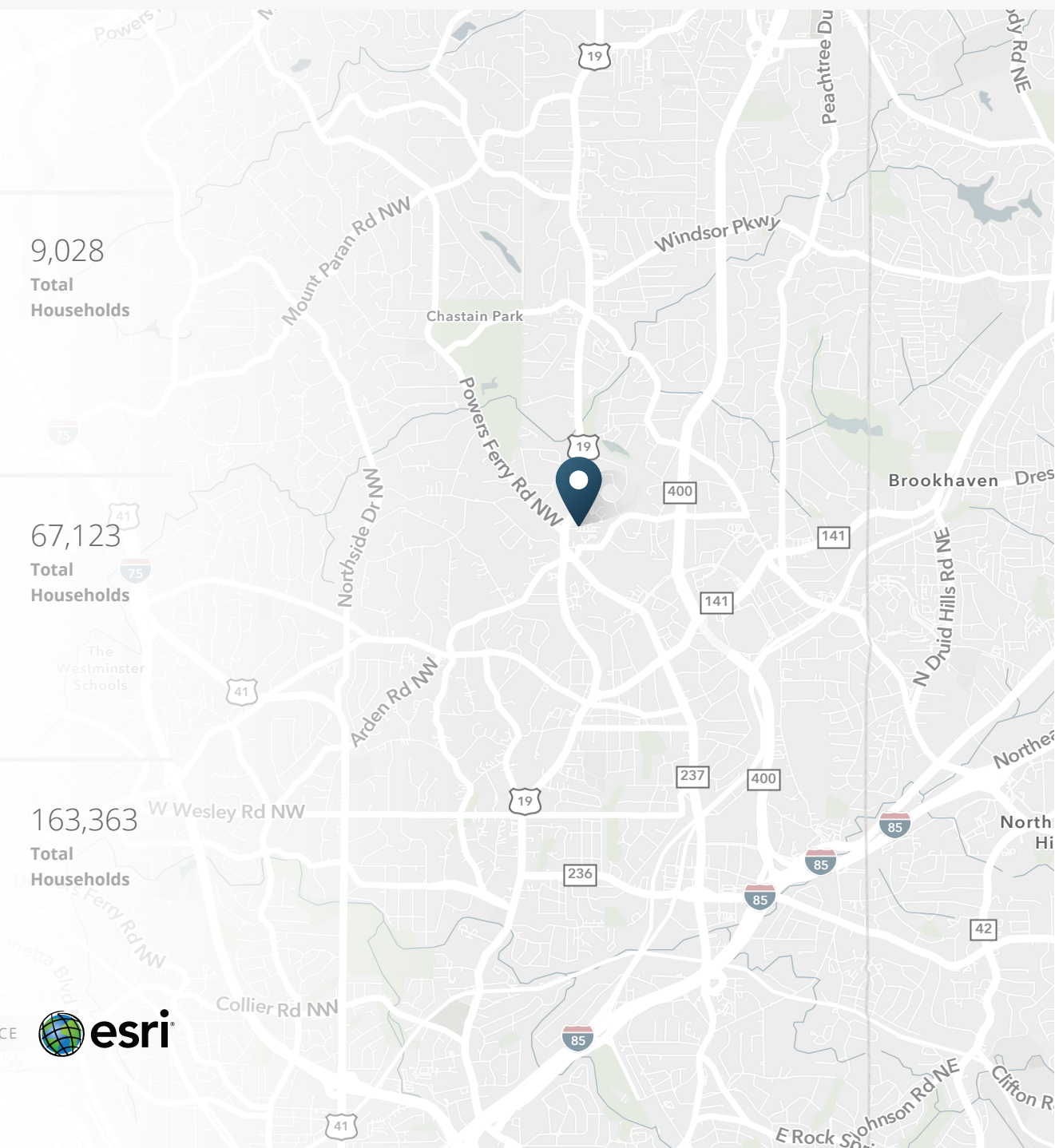
14,535 Population	30,178 Total Daytime Population	\$176,069 Average Household Income	9,028 Total Households
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### 3 MILES

117,363 Population	171,381 Total Daytime Population	\$187,735 Average Household Income	67,123 Total Households
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### 5 MILES

298,440 Population	512,228 Total Daytime Population	\$174,305 Average Household Income	163,363 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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