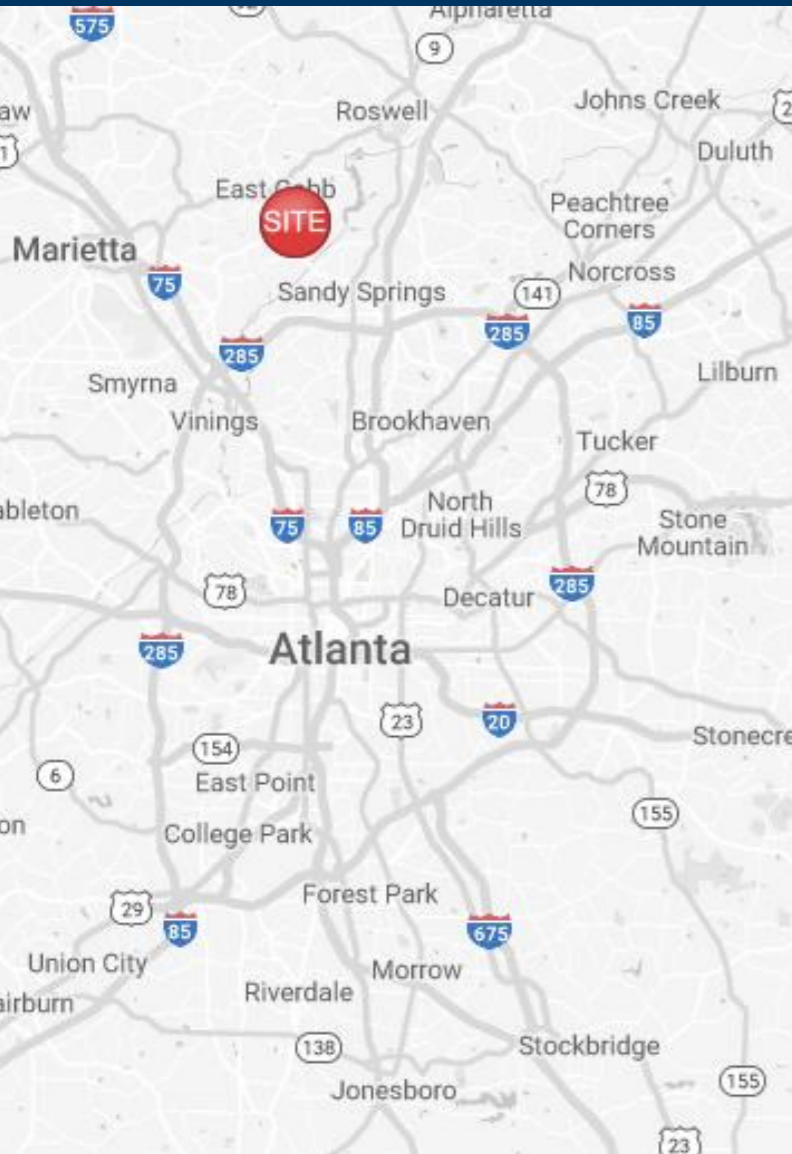


Stonewood Village

4719 Lower Roswell Road
Marietta, Georgia 30068



FOR
LEASE



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

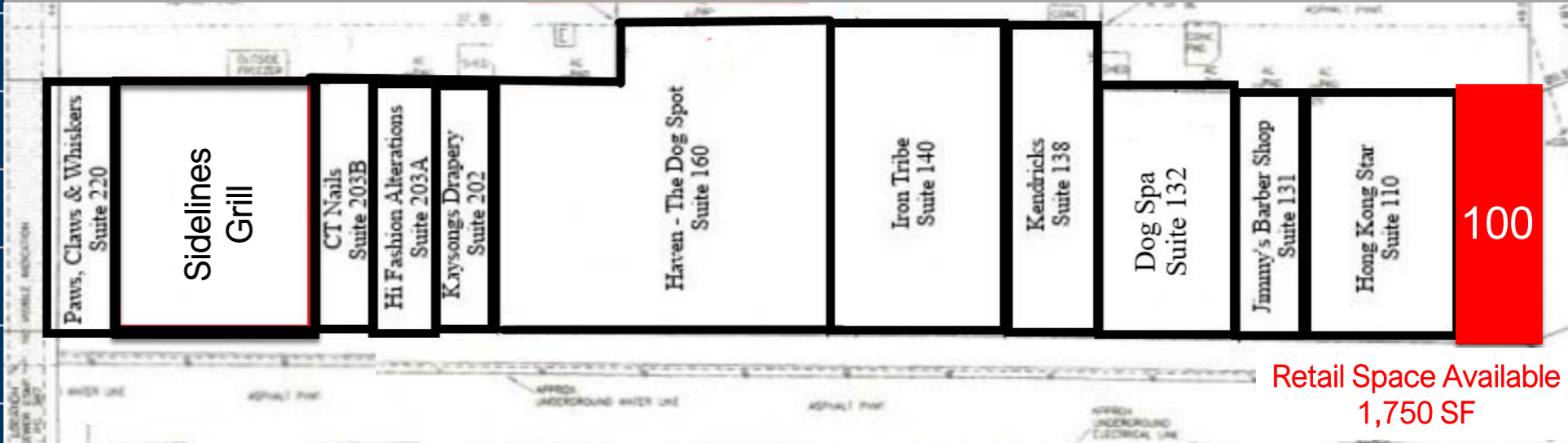
Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

Property Highlights

- Stonewood Village is a 32,295 square foot neighborhood retail center in the affluent East Cobb community.
- This center has great visibility on Lower Roswell Road.
- The site is located at a signalized intersection with multiple points of ingress/egress on Lower Roswell Road and Woodlawn Drive.
- The center has a strong mix of service, restaurant and retail tenants.
- Endcap with pick-up available.
- Zoned C3
- Retail Space Available | 1,750 SF

Stonewood Village

100	Retail Space Available	1,750
110	Hong Kong Star Chinese Restaurant	3,150
131	Jimmy's Barber Shop	1,050
132	Dog Spa	1,610
132B	Cigar Emporium	1,190
140A	Iron Tribe	4,350
140B	K&A Norman Hair Salon	2,338
160	Haven The Dog Spot	7,757
202	Kay Song's Drapery	2,359
203A	High Fashion Alterations	1,050
203B	CT Nails	1,050
210	Sidelines Grill	4,200
220	Paws Whiskers & Claws	1,400
	GLA:	32,295
	Availability:	1,750 SF



STONEWOOD VILLAGE Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	8,448
3 MILE	60,023
5 MILE	211,584



2023 Daytime
Population

1 MILE	1,347
3 MILE	12,887
5 MILE	38,881



Household 2023

1 MILE	3,482
3 MILE	23,683
5 MILE	91,991



Household
Income

1 MILE	\$194,752
3 MILE	\$225,080
5 MILE	\$178,156



STONEWOOD VILLAGE *Trade Area Overview*