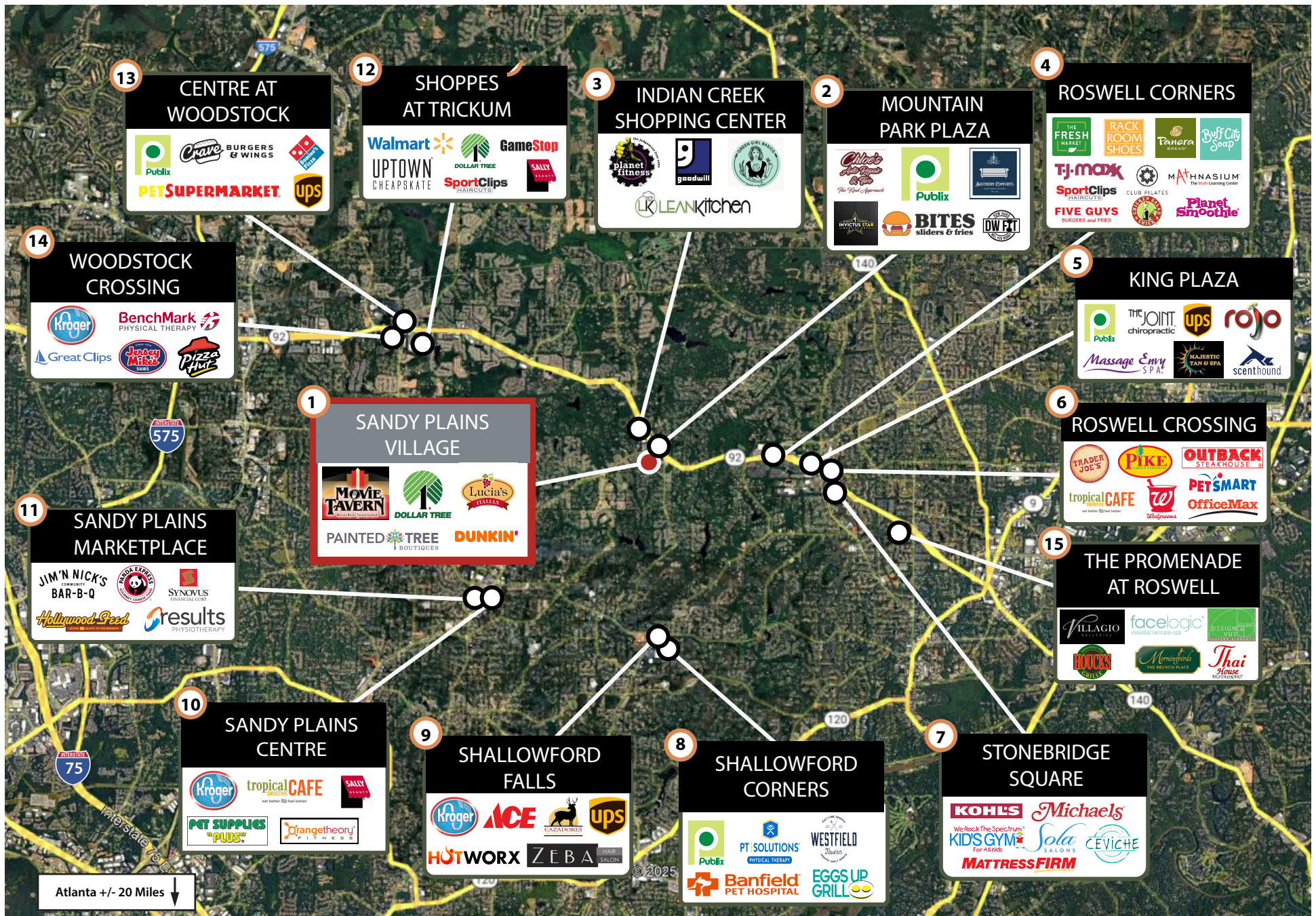




Roswell/Woodstock, GA - Market Analysis

6/12/2025

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 4708 Sandy Plains Rd Roswell, GA 30075	Sandy Plains Village	173,975	Painted Tree, Movie Tavern, Dollar Tree	Must Marketplace, Esquire Cleaners, Nails Today, Andalia Salon, Great Clips, DJ Diamonds, UPS, Chopstix Sushi, The Freakin Incan, El Jinete, Jazzercise, LY Reflexology Spa, Cosmoprof, Barksuds, Lucia's Italian, Flippin Chicken, Dunkin Donuts, Shine Health & Wellness	23-27	\$ 2.88	95%	8,680	Evan Staley Hendon Properties estaley@hendonproperties.com	Dunkin & Lucia's - Ground Lease
2	4750 Alabama Rd Roswell, GA 30075	Mountain Park Plaza	80,511	Publix	Chloe's Auto Repair, Tokyo Boat, Professional Alterations, Family Barber Shop 30, Invictus Star Martial Arts, DW Fit Personal Training, Nicole's Grooming, Revitalize Health MD, Nail Legacy Spa, Southern Comforts, Bites Sliders & Fries, LV Salon, Lion's Vape	\$ 29.42	\$ 6.58	99%	2,850	Jordan Titshaw Phillips Edison 770.691.1823 jtitshaw@phillipsedison.com	Exxon & KFC OP
3	4905 Alabama Rd Roswell, GA 30075	Indian Creek Shopping Center	56,180	Goodwill, Planet Fitness	Cleaners, Green Girl Basics, LK Lean Kitchen	\$ 20.00	\$ 2.70	98%	1,345	-	NTB, Waffle House, Shell OP
4	1125 Woodstock Rd Roswell, GA 30075	Roswell Corners	145,596	TJ Maxx, The Fresh Market	Rack Room Shoes, Hallmark, Ruth & Naomi, Club Pilates, Hollywood Feed, A+ Tailor, T-Nails, GNC, Edible Arrangements, Stems of Roswell, Goodwill Donation Center, The Vital Stretch, Clean Your Dirty Face, Doodle Pies, Planet Smoothie and Cold Stone, Sports Clips, Chicken Salad Chick, Cava, Five Guys, Deka Lash, Knuckles Hoagies, Dermani MedSpa, Panera, Salon Lofts, Blick Art Materials, Mathnasium, Sake Steak House, Pigtales & Crewcuts, Pure Barre, UrgentVet, Aqua Tots Swim School, Buff City Soap, BFT Body Fit Training	\$ 32.00	\$ 5.60	98%	2,250	Drew Lewis TSCG drew.lewis@tscg.com	OP rents around \$40/SF NNN
5	885 Woodstock Rd Roswell, GA 30075	King Plaza	81,432	Publix	Scenthound, Majestic Tan & Spa, Massage Envy Spa, The Joint, Pure Chemistry Salon, 92 Threads Embroidery, Nail Premiere, Kiefer Aquatics, Rojo Cocina Marketplace, Cutco Kitchen, UPS, Epicures of Asia, Spenga, Art Cleaners	-	\$ 6.17	100%	-	Valerie Wheeler Crossman & Company 770.541.0881 vwheeler@crossmanco.com	.5 AC outparcel opportunity- \$55,000 Did not quote a rent number since it is 100% leased.
6	Crossville Rd & King Rd Roswell, GA 30075	Roswell Crossing	200,242	Pike, PetSmart, Trader Joe's, OfficeMax, Walgreens	Hi-Tech Cleaners, Sugar Polish Nail Bar, Moida Sushi, The Paladin Center, Marlow's Tavern, Tropical Smoothie Café, Honey Baked Ham, Orange Theory Fitness, Your Pie, El Torero, Pop Braces, Bob Steele Salon, LifeGiving Chiropractic, Ageless Remedies, Mochibees, Stonecrest Homes, PT Solutions, Frugal Kitchens & Cabinets, Outback, Fifth Third Bank, Hummus Republic, Jimmy Johns, Bruster's, Taco Mac, Today's Dentist	28-32	\$ 5.50	95%	10,173	Drew Lewis TSCG drew.lewis@tscg.com	2nd level high teens psf OP high 30s/SF NNN

Roswell/Woodstock, GA - Market Analysis

6/12/2025

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
7	620 West Crossville Rd Roswell, GA 30075	Stonebridge Square	160,391	Kohl's, Michael's	Clean Eat3, L'viv Croissants, Mattress Firm, We Rock the Spectrum, Sola Salon Studio, Karate Atlanta, Nail Stop, Cyro Stretch, Alessio's Pho Roswell, Ceviche Mexican Restaurant	30-33	\$ 5.50	92%	12,801	Josh Wulz Skyline Seven 404.812.8922 jwulz@skylineseven.com	3000 sf - mid 20s 10,000 sf lease out- \$18 NNN Quote mid 30s if any shop space opens up
8	4401 Shallowford Rd Roswell, GA 30075	Shallowford Corners	108,177	Publix	PT Solutions, Chicago's Restaurant, Copacabana Brazilian Wax, Great Clips, Edward Jones, New Fasion Alterations, Nail Tech, Eggs Up Grill, Goodwill Donation, Woof Gang Bakery, Westfield Tavern, Shallowford Dental Studio, Kumon, Trendy Cabinets, Salon CLK, Banfield Pet Hospital, Pak Mail, SmokehouseQ, Whiskey Creek Furniture, Westbury Carpet One	\$ 35.00	\$ 6.94	92%	8,739	Melody Holley Crossman & Co 678.414.8989	Chase Bank OP Suite 102 - \$35/SF Suite 118 - \$24/SF Suite 144 - \$22/SF
9	3162 Johnson Ferry Rd Marietta, GA 30062	Shallowford Falls	103,572	Kroger, Ace Hardware	XenGo Fusion Kitchen & Sushi, Peach Out Power Yoga, Crown Cleaners, theCoderSchool, All Things Lovely, UPS Store, Cazadores Mexican, Skin Care by Gabriela, Scenthound, Zeba Hair Salon, Biscuits & More, Hotworx, Tea Time, Tech Smart, Top Nails Spa, Mediterranean Express	x		98%	2,505	Sarabeth Bauer Branch Properties 404.832.8939	Bank of America & 4 tenant strip OP (ATI, Your Nail Bar, Sport Clips, Papa John's)
10	2960 Shallowford Rd Marietta, GA 30066	Sandy Plains Centre	133,780	Kroger, Pet Supplies Plus	Capozzi's Pizza & Pasta, Tropical Smoothie Café, Orangetheory Fitness, Best Quality Cleaners, Jersey Mike's, Marlow's Tavern, Great Clips, Wimal, Edward Jones, Reveille Café, Big Blue Swim School, Club Pilates, Massage Envy, Bob Steele Salon, Lavis Manicure, Deka Lash, Dermatologist, Twisted Taco Express, All Fired up, AT&T Mobility, Sally Beauty, Asahi Japanese Steak, Aspen Signature Steaks	\$ 40.00	\$ 8.42	99%	1,500	Kara Morabito InvenTrust Properties 561.486.8687 kara.morabito@inventrustpm.com	First Citizens Bank & Walgreens OP 2,400 SF coming available
11	3460 Sandy Plains Rd Marietta, GA 30066	Sandy Plains Marketplace	72,689	Jim n Nicks, Hollywood Feed	Bad Daddy's, BODYBAR Pilates, First Watch, Panda Express, Kumon, Pacific Dental, Synovus, Crumbl, Results Physiotherapy, Luxury Nails, Thrive Affordable Vet, American Barbershop, Elements Massage	\$ 42.50	\$ 11.00	52%	35,143	Josh Wulz Skyline Seven 404.812.8922 jwulz@skylineseven.com	Target adjacent \$45-\$50/SF front units \$35-\$40/SF rear units
12	12184 Highway 92 Woodstock, GA 30188	Shoppes at Trickum	49,900	Walmart (shadow), Dollar Tree	Backwoods Bowstrings, Uptown Cheapstake, Sally Beauty, Woodstock Vapor, H&R Block, A Nails, Sport Clips, Georgia Hemp Co, Gamestop, Mattress Clearance, Kid to Kid, All About Family Dentistry	\$ 20.00	\$ 4.52	82%	8,900	Robyn Flanagan Dart Retail 404.510.0966 robyn@dartretail.com	Walmart Shadow 1,200 SF \$20/SF 4,000 SF \$18/SF

Roswell/Woodstock, GA - Market Analysis

6/12/2025

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
13	12165 Highway 92 Woodstock, GA 30188	Centre at Woodstock	86,748	Publix, Pet Supermarket	Brazil Body Wax, Crave Burgers and Wings, All About Health, UPS Store, Ichiban Grill, Z Nails, Domino's, Sagion Café, Coast Dental, Guston's Neighborhood Grille, World Cleaners	\$ 25.00	\$ 4.26	99%	1,200	Melody Holley Crossman & Co 678.414.8989	Circle K & Regions OP
14	12050 Highway 92 Woodstock, GA 30188	Woodstock Crossing	67,622	Kroger	Pavilion Nail Lounge, Benchmark Physical Therapy, Lilla's Massage, Great Clips, Salon Browline, Pizza Hut, Jersey Mike's	x		96%	2,500	Courtney Brumbelow Ackerman Retail 770.913.3905 cbrumbelow@ackermanco.net	Bojangles & Kroger Fuel Center OP
15	10930 Crabapple Rd Roswell, GA 30075	The Promenade at Roswell	56,291	Villagio Galleries, DesignVue Studios	Thai House, The Southerner by HOA, Runaway Fashion, Esthetics Med Spa, Facelagic, The Signature by HOA, About Hair, Maestros Ice Cream, Morningbirds Brunch, Houck's Grille	\$ 25.68	\$ 2.41	100%	-	-	
	AVERAGE		105,140			\$ 29.96	\$ 5.58	93%	7,584		