

Restaurant / Retail Space FOR LEASE

Paradise Shoppes of Crabapple

12330 Crabapple Rd, Roswell, GA 30004



HIGHLIGHTS

- **FULTON** County
- 8,400± sq.ft. Neighborhood Retail Center
- **Current Tenants:**
 - Starbucks Coffee
 - FedEx Kinko's
 - Grace Cleaners
 - AT&T
 - Pizza Vito
- Excellent location at the intersection of Arnold Mill Road & Crabapple Road
- **Traffic Counts:**
 - Crabapple Rd. 32,706 AADT
 - Arnold Mill/Houze Rd. 36,790 AADT

SPACE AVAILABILITY

Suite 140: 1,200 sq. ft.

Base Rent: \$21.00 per sq. ft. NNN
Est. CAM, Tax & Insurance \$5.00 per sq. ft.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,823	35,307	110,596
Avg HH Income	\$126,850	\$107,042	\$86,670
# Households	1,959	12,747	40,844

Schair & Associates, Inc.
5592 Cool Springs Rd, Gainesville, GA 30506

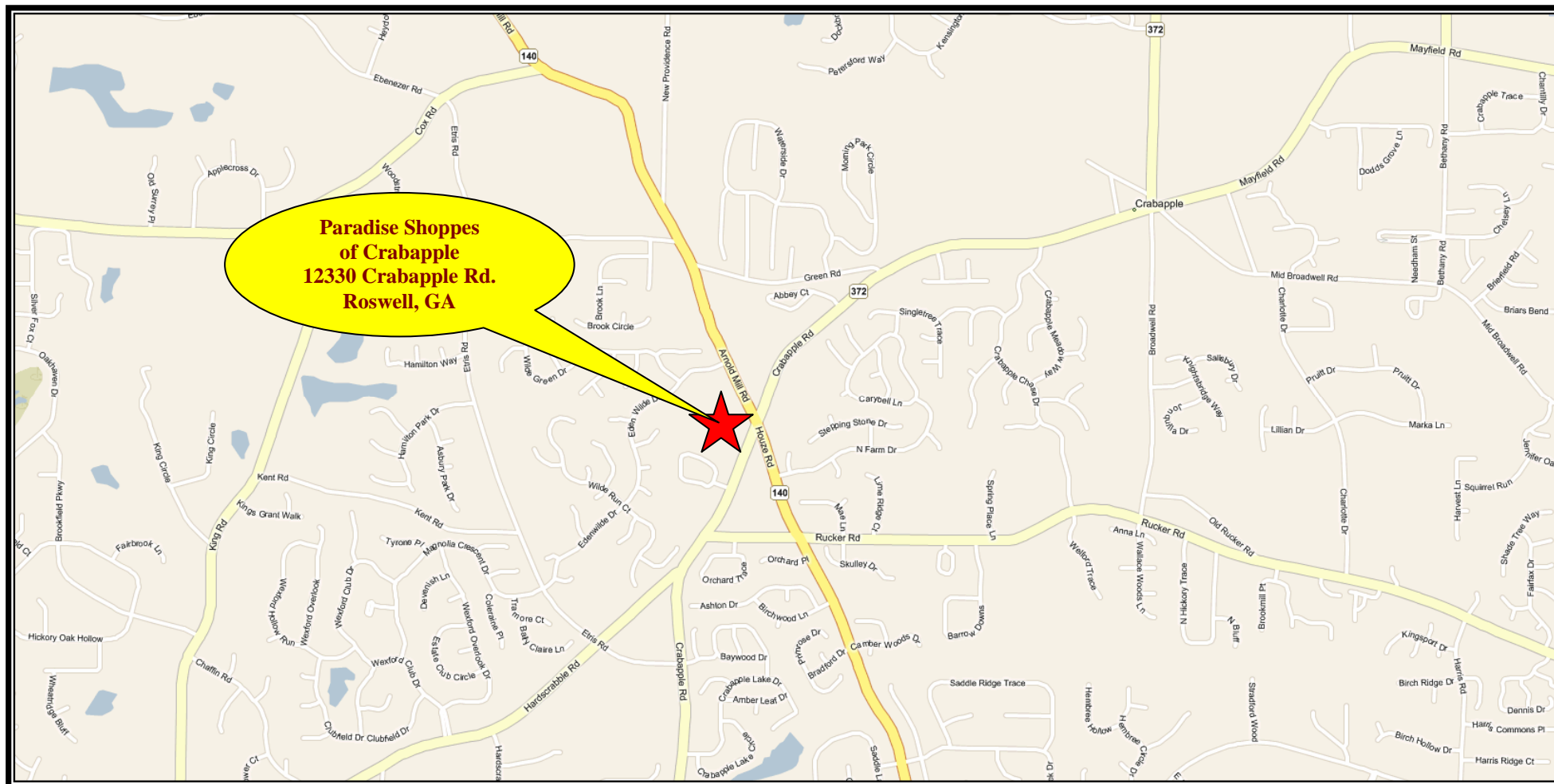
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LOCATION MAP



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Birdseye Aerial



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