

Sandy Springs Crossing

Atlanta, Georgia

6690 Roswell Road, Atlanta, GA 30328

- 1,500 - 7,695 sf available
- Located in Sandy Springs at the heavily trafficked intersection of Abernathy Road and Roswell Road
- Close proximity to GA 400, Mercedes-Benz headquarters and the Perimeter center office market containing 33 million square feet
- Easy access to Buckhead and Downtown Atlanta
- Area retailers include Publix, Kroger, Trader Joe's, Target, Marshalls, Lowe's and more



KEY TENANTS

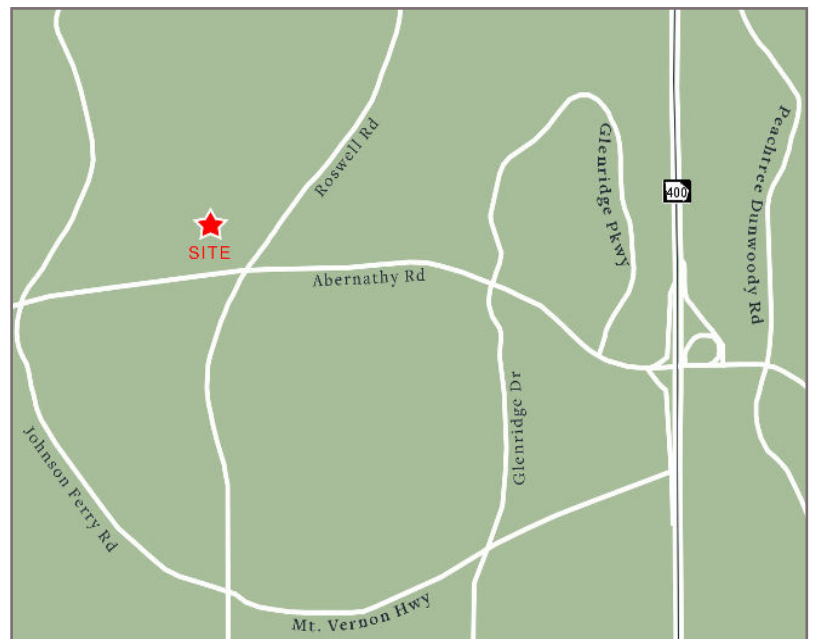
LA Fitness, Salons by JC, and Gwinnett College.

TRAFFIC COUNTS

Abernathy Road	40,100	AADT
Roswell Road	32,800	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	10,916	95,018	219,745
Households	5,179	45,413	99,4384
Avg HH Income	\$115,838	\$130,838	\$155,421
Daytime Pop	6,138	113,522	173,133

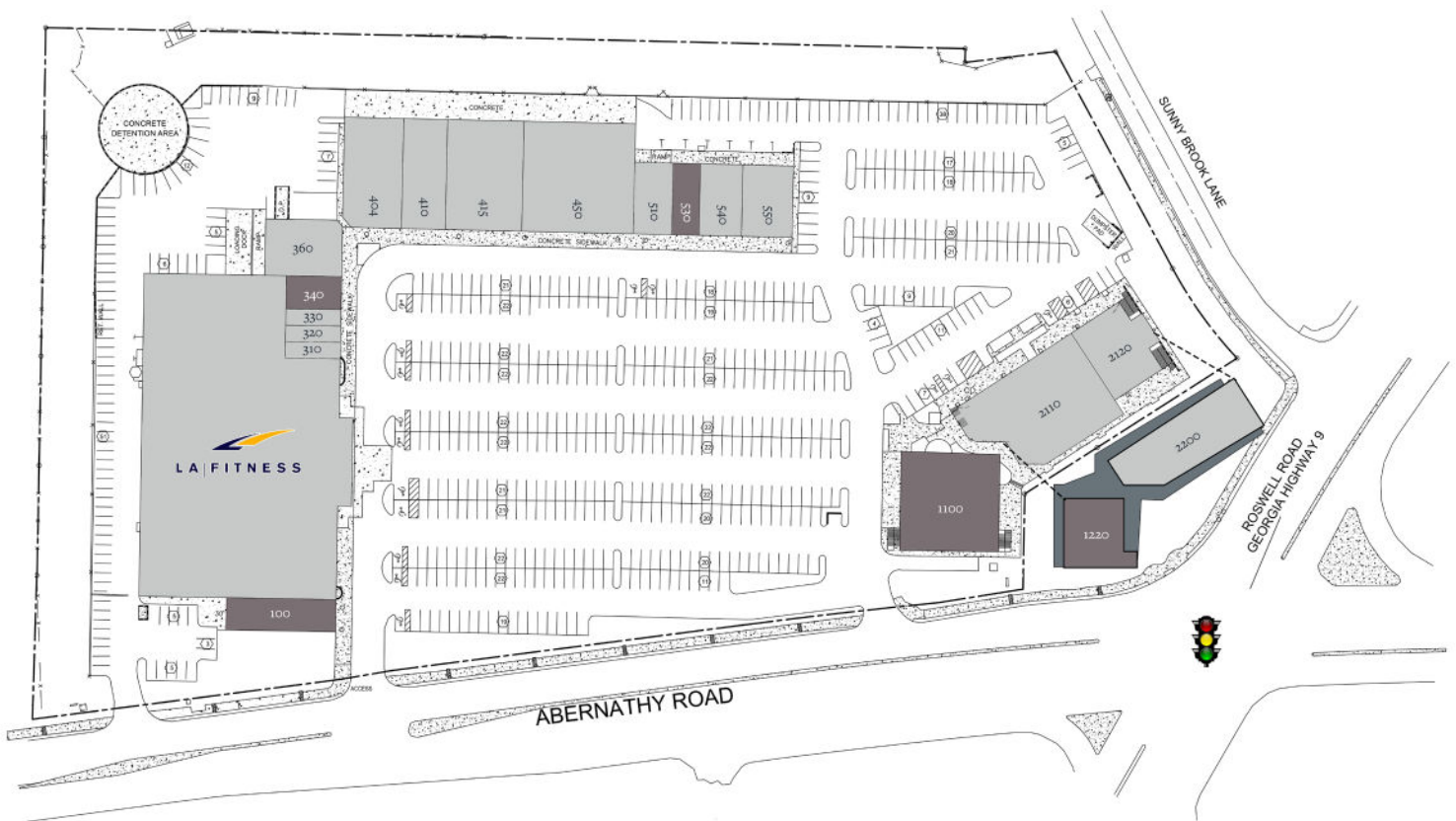


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Tenant	Sf	Ste			
Available	3,000	100	Rockler Retail Group	10,000	450
LA Fitness	49,988	200	Salon Services Group	2,275	510
\$20 Chiropractic	750	310	Available	1,625	530
New Top Nails	750	320	Club Champion	2,512	540
MF Phone Repair	750	330	For the Sole	3,013	550
Available	1,500	340	Available	7,695	1100
Perk N Pooch	3,400	360	Nori Nori	9,000	2110
Salons by JC	5,395	404	Aldo's	3,674	2120
Canton Cooks	4,000	410	Available	5,057	1220
Hinton's Savvy Cellar	6,982	415	Gwinnett College	11,453	2200



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