

Sandy Springs Crossing

Atlanta, Georgia

6690 Roswell Road, Atlanta, GA 30328

- 1,625 - 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

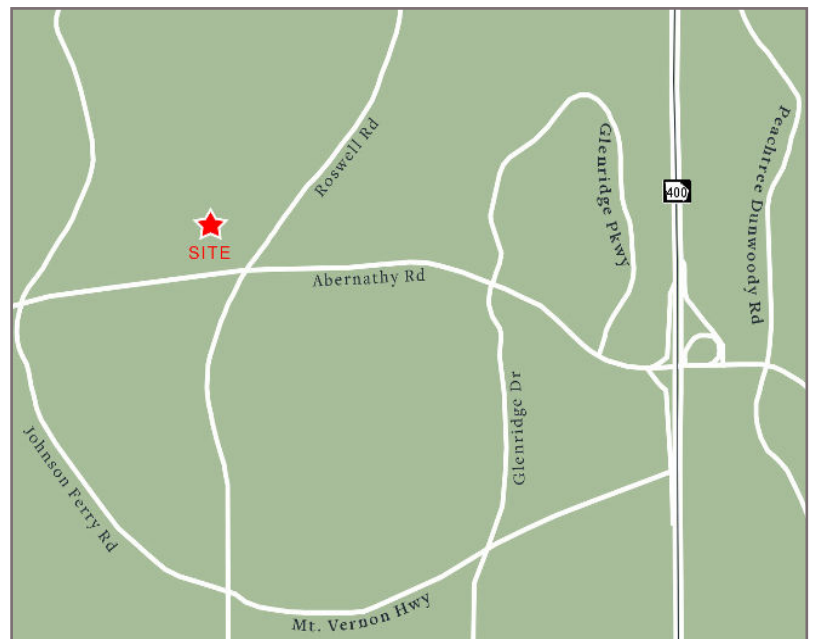
LA Fitness, Salons by JC, and Gwinnett College.

TRAFFIC COUNTS

Abernathy Road	40,900	AADT
Roswell Road	33,100	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

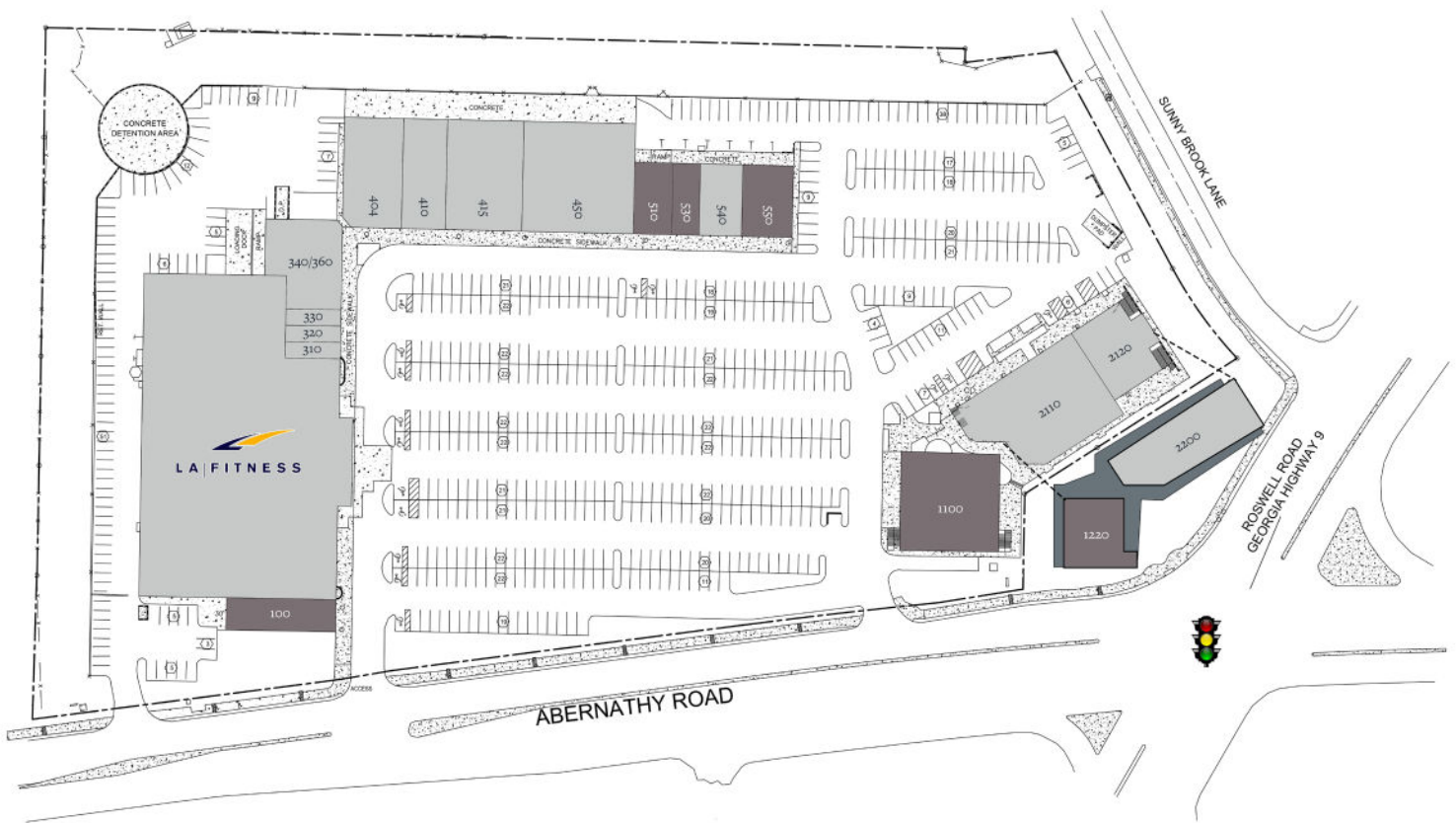


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Tenant	Sf	Ste	Tenant	Sf	Ste
Available	3,000	100	Available	2,275	510
LA Fitness	49,988	200	Available	1,625	530
\$20 Chiropractic	750	310	Club Champion	2,512	540
New Top Nails	750	320	Available	3,013	550
MF Phone Repair	750	330	Available	7,695	1100
Perk N Pooch	4,900	340/360	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
Rockler Retail Group	10,000	450			



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