

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

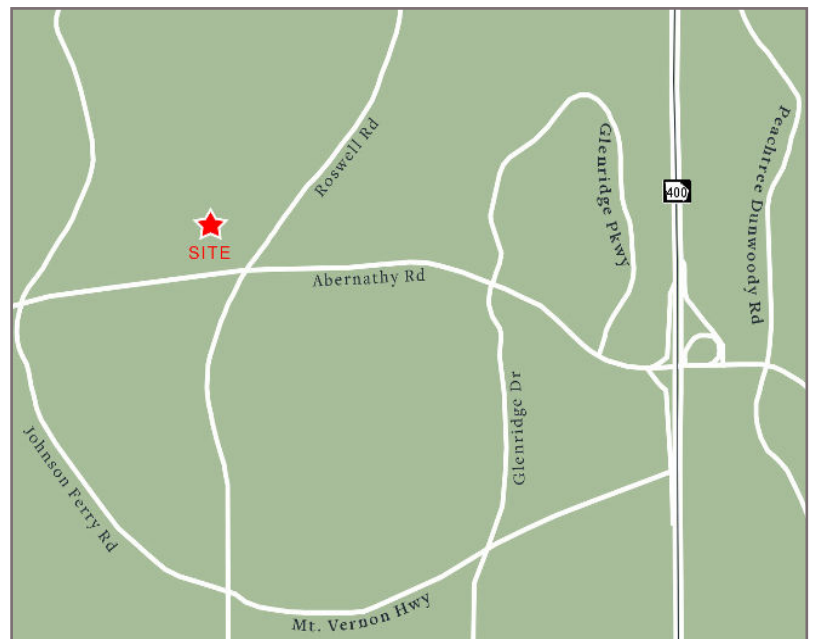
LA Fitness, Salons by JC, and Gwinnett College.

TRAFFIC COUNTS

Abernathy Road	40,900	AADT
Roswell Road	33,100	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	11,154	95,686	220,929
Households	5,147	45,203	99,084
Avg HH Income	\$137,432	\$135,416	\$160,831
Daytime Pop	4,217	153,816	237,432

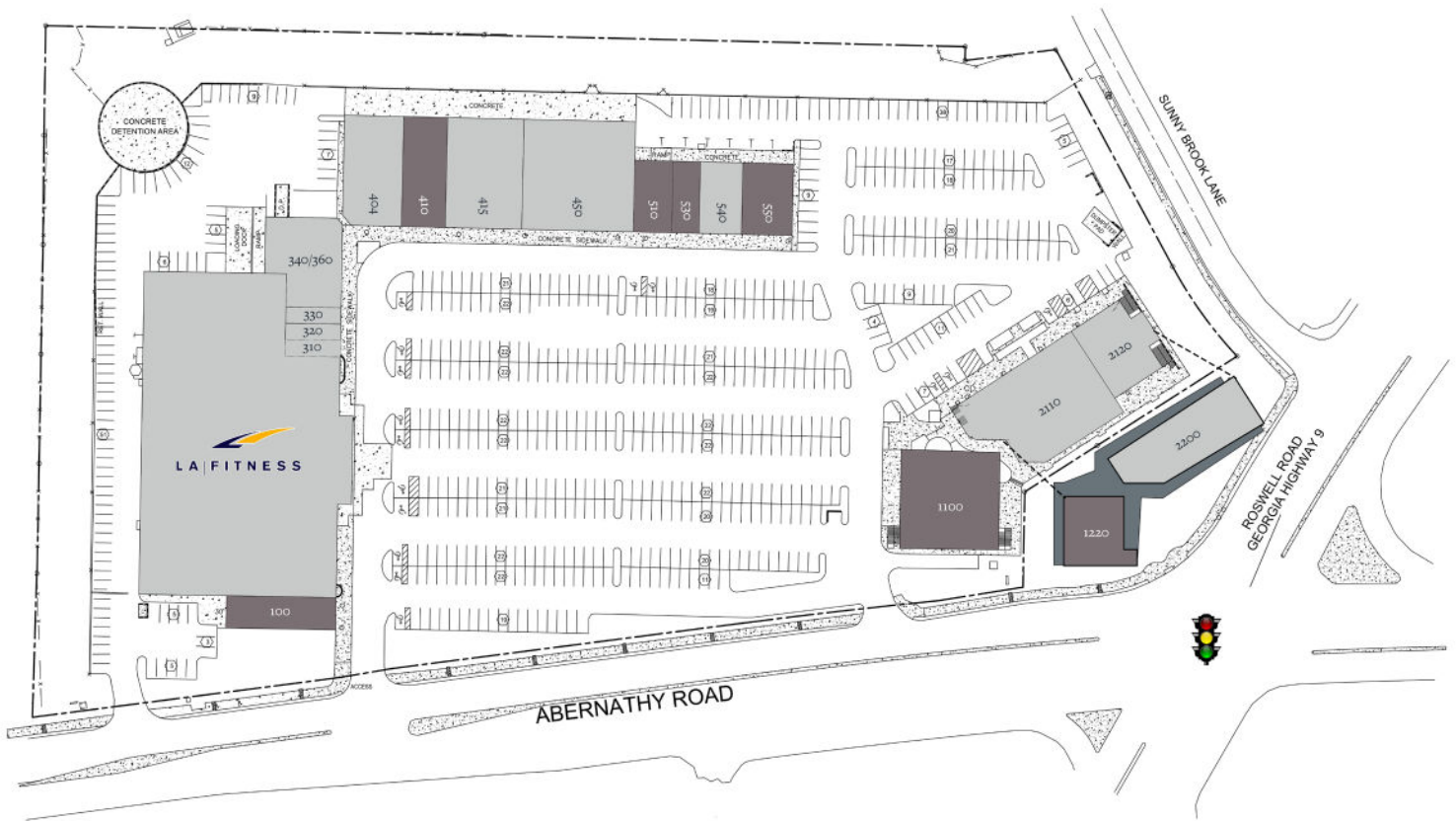


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Tenant	Sf	Ste	Tenant	Sf	Ste
Available	3,000	100	Available	2,275	510
LA Fitness	49,988	200	Available	1,625	530
Allstate Insurance	750	310	Club Champion	2,512	540
New Top Nails	750	320	Available	3,013	550
Heritage Cleaners	750	330	Available	7,695	1100
Perk N Pooch	4,900	340/360	Nori Nori	9,000	2110
Salons by JC	5,395	404	Aldo's	3,674	2120
Available	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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