

THE MORGAN SANDY SPRINGS

FOR LEASE

6125 ROSWELL ROAD, ATLANTA, GA 30328

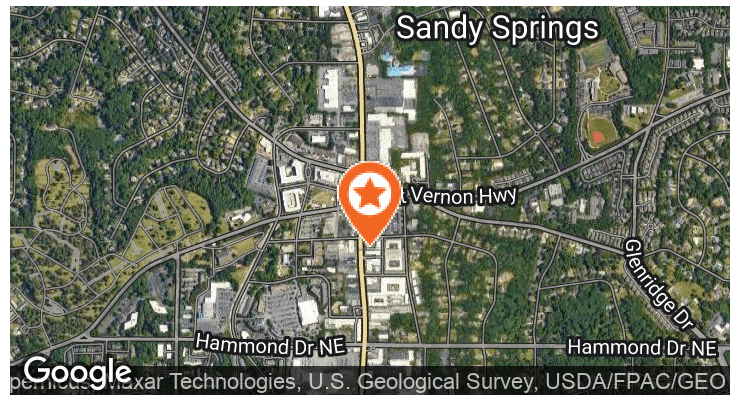



LOCATION DESCRIPTION

Strategically located on Roswell Road in the heart of Sandy Springs City Center District

PROPERTY HIGHLIGHTS

- Mixed-use development with approximately 25,000 SF of restaurant & retail space available
- Outstanding visibility and ample parking
- Multiple entrances/exits and easy access to a signalized intersection on Roswell Road
- On-site 340 upscale multi-family units & fully fenced dog park open to the public
- Easy access to I-285 (.6 mile) and GA-400 (1.22 miles)
- GA DOT Traffic Counts: Roswell Rd - 31,100 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,527	98,108	240,989
Daytime Population	20,026	169,848	341,909
Average Household Income	\$129,277	\$171,136	\$175,550



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SUITE	TENANT NAME	SPACE SIZE
A	Casi Cielo Mexican Cuisine	4,500 SF
B	Available	2,563 SF
C-D	Nail Salon	3,250 SF
E	C&S Seafood + Oyster Bar	3,401 SF
F	Okiboru Ramen	1,947 SF
G	Yuka Sushi	3,295 SF
H	F45 Training	4,354 SF
I	Clean Juice	1,295 SF
J	Available	1,359 SF



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