

# 4575 Roswell Road

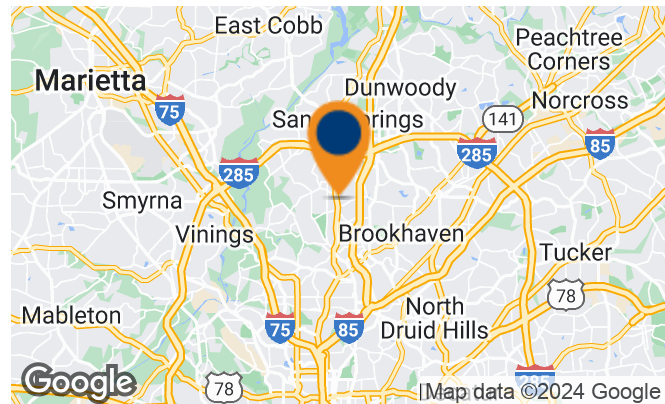
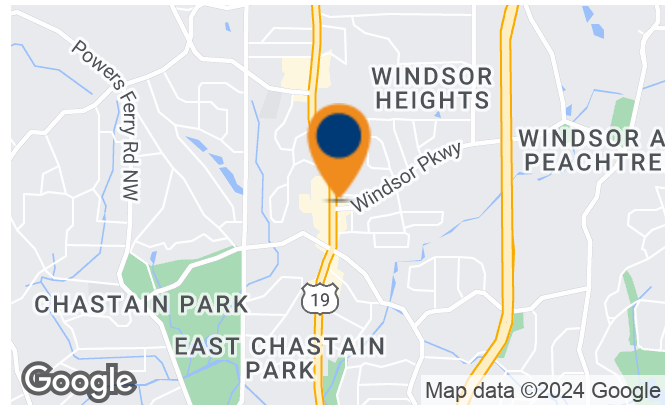
4575 Roswell Road  
Sandy Springs, GA 30342



## 2,035 SF AVAILABLE

### Property Highlights

- Phenomenally located new development in Sandy Springs near Chastain park and Buckhead
- Ideal, prominent location for medical, office or retail tenants
- Incredible visibility at major intersection with traffic counts of 38,000 VPD on Roswell Road at Windsor Parkway
- Convenient, easy access to I-285 and GA-400
- Superb demographics with Avg. HHIs of \$207,000 and 288,000 people living within 5 miles.



Demographics	1 Miles	3 Miles	5 Mile
Total Households	4,7791	48,967	139,508
Total Population	10,846	99,553	288,318
Average HH Income	\$207,506	\$196,555	\$169,737

### Chris Bowman

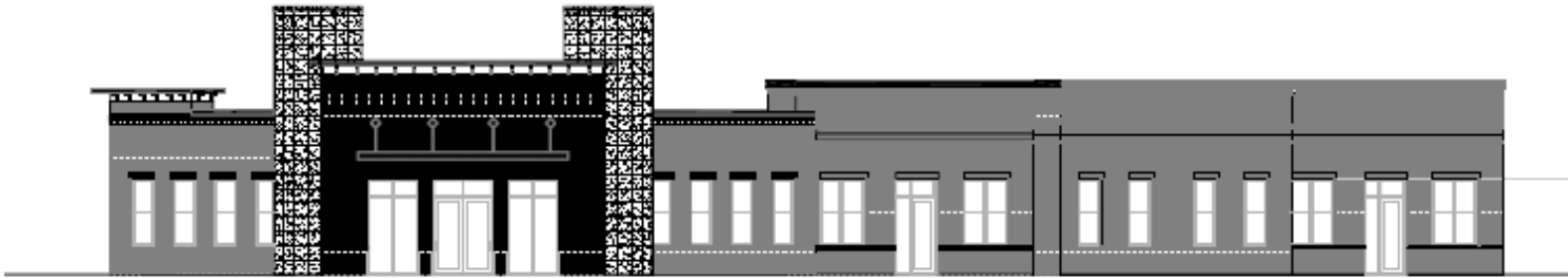
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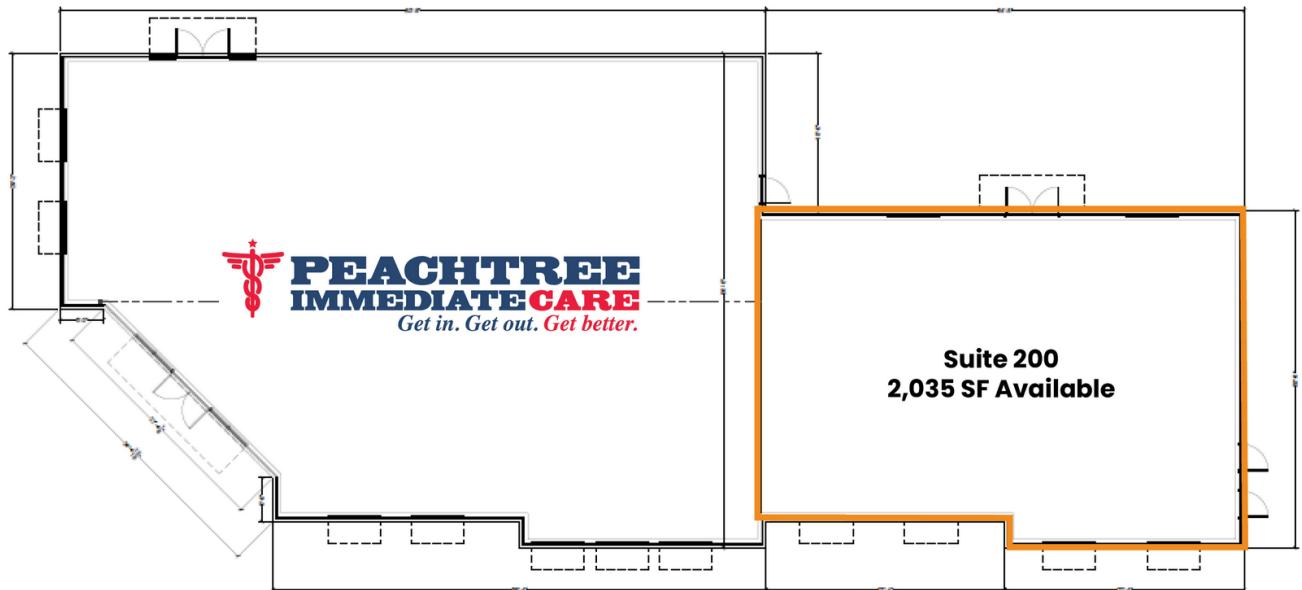


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2 ELEVATION (ROSWELL) | EXTERIOR DESIGN - 'Schematic'  
11/11/2017



1 PROPOSED FLOORPLATE | SHELL - BUILDING - 'Schematic'  
11/11/2017

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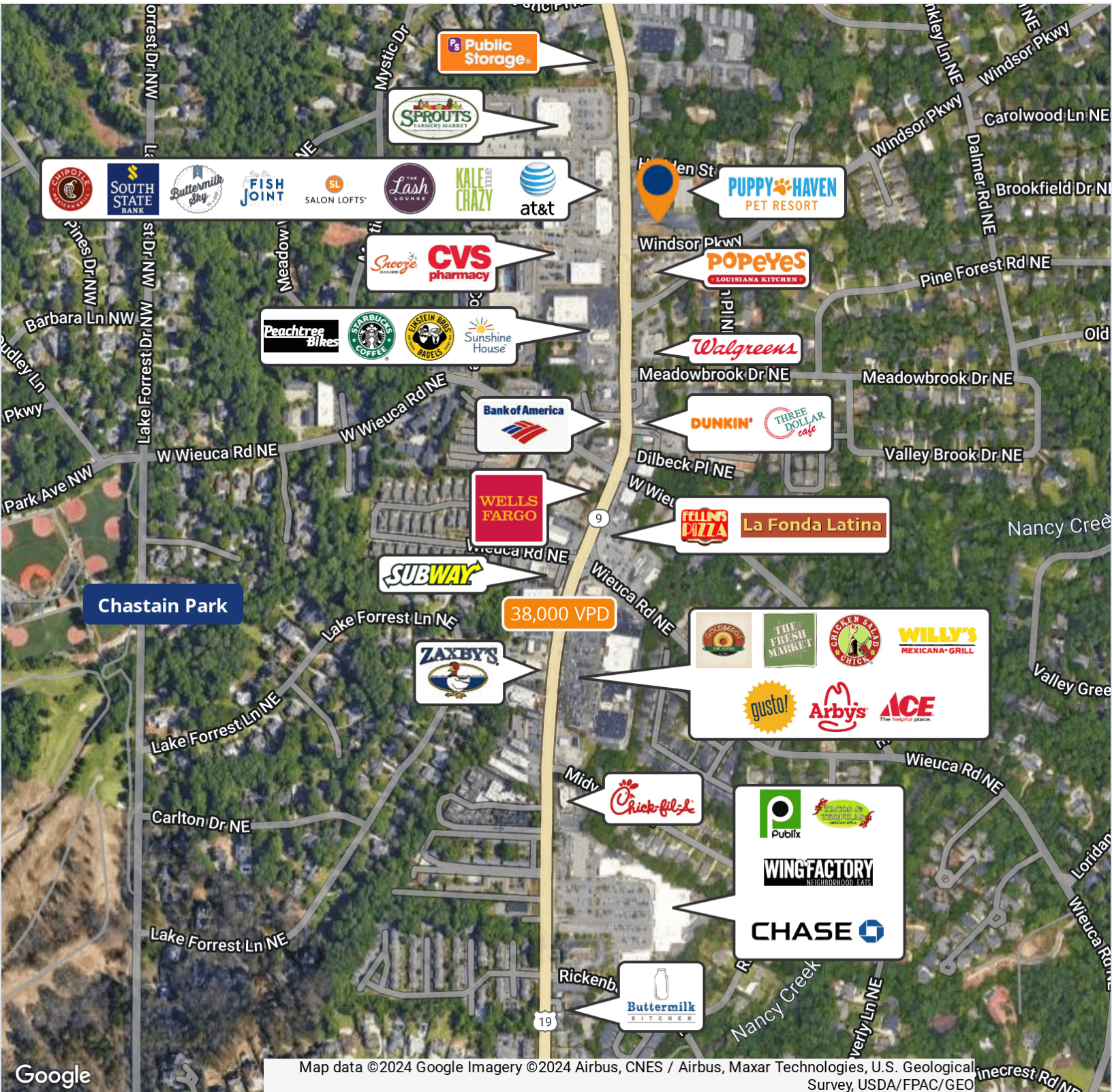
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