

SANDY PLAINS VILLAGE II

4651 Sandy Plains Road
Roswell, Georgia 30075

Cobb County

Publix®



MOVIE TAVERN



LEASING INFORMATION

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ESTD 2020

BRIDGER
PROPERTIES

- **FOR LEASE!** Sandy Plains Village II is the 18,400 SF Shopping Center located at Highway 92 and Sandy Plains Road in Roswell, Georgia.
- The property is about to undergo renovations, including upgrades to the storefronts and common areas.
- Exceptional exposure due to Traffic Counts of 80,573 VPD at the intersection and 12,132 Employees within 3-Miles.
- With 55,151 residents within 3 miles, the area also experiences robust evening and weekend business.



INDIAN CREEK CENTER

MOUNTAIN PARK PLAZA

ROSWELL CORNERS

STONEBRIDGE STATION

HIGHWAY 92 and SANDY PLAINS RD
80,573 VPD

SANDY PLAINS VILLAGE

MABRY VILLAGE

WESTWIND VILLAGE

HIGHLAND PLAZA

SANDY PLAINS CENTRE

SANDY PLAINS VILLAGE II

TRADE AREA OVERVIEW



Total Population

1 MILE: 6,024
3 MILE: 55,151
5 MILE: 156,268



Total Households

1 MILE: 2,061
3 MILE: 19,419
5 MILE: 55,625



Median HH Incomes

1 MILE: \$157,006
3 MILE: \$144,139
5 MILE: \$136,375



Total Employees

1 MILE: 1,511
3 MILE: 12,132
5 MILE: 38,398

SANDY PLAINS VILLAGE II

CENTER RENDERING



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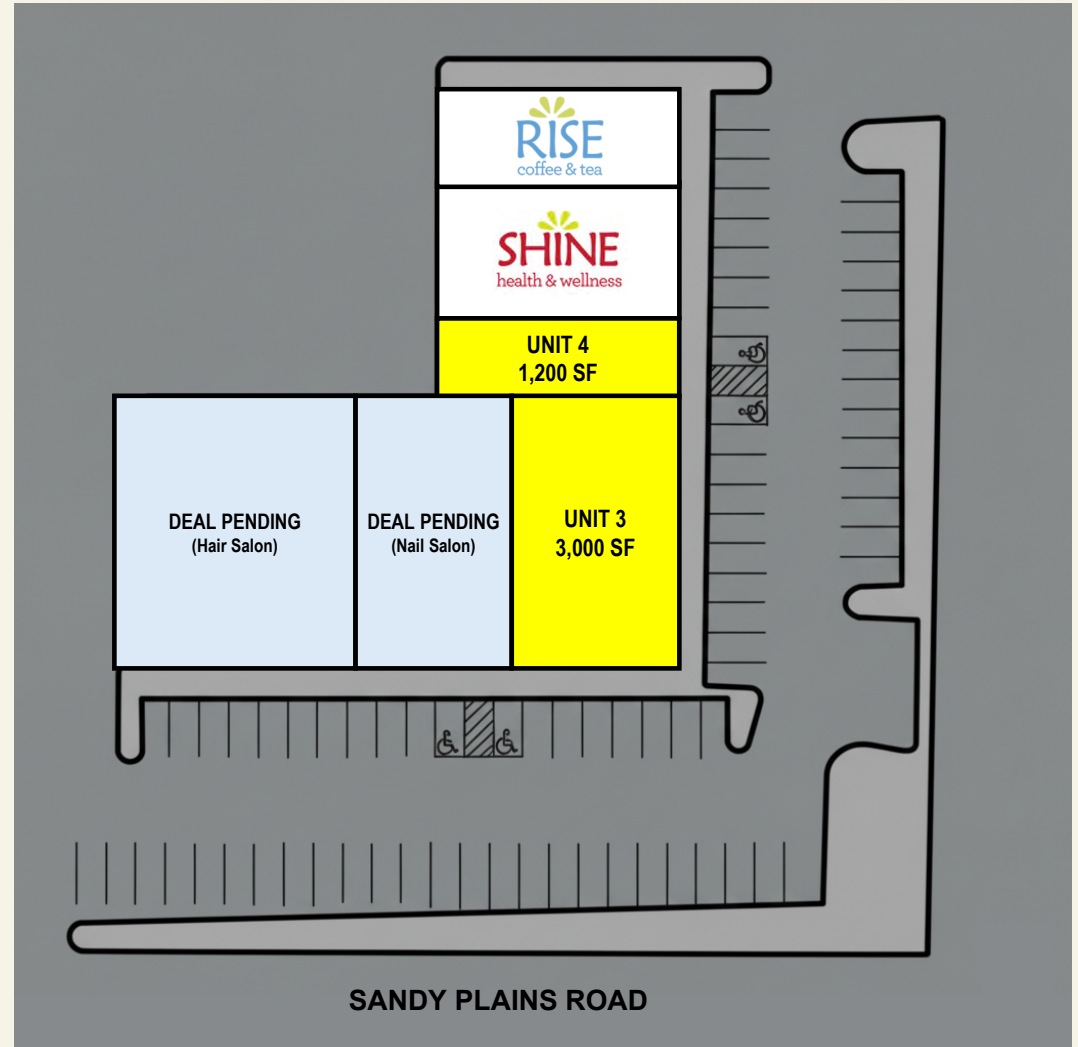
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CENTER SITE PLAN



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UNIT	TENANT	SIZE
1	Deal Pending – Hair Salon	4,875
2	Deal Pending – Nail Salon	2,925
3	AVAILABLE (Restaurant)	3,000
4	AVAILABLE	1,200
5	Shine Health & Rise Coffee	6,370