

RIVER SPRINGS CENTER

1,200 sf

8610 Roswell Rd. Suite #110 Sandy Springs, GA 30350

AVAILABLE



Ultra Strong Demographics
221, 845 Residents in 5 Mile Radius



Great Visibility and Access
Over 44,000 VPD on Roswell Road



Sits Directly Next Brand New
Crave Kitchen & Bistro Restaurant



Affluent Neighborhood
Household Income = \$137,500+



End Cap Space with
Built-In Drive-Thru Window






SANDY SPRINGS, GEORGIA

| Suite Details | |
|---------------|------------|
| Square Feet | 1,200 |
| PSF | \$40 + NNN |
| Lease Term | Negotiable |



Drive Thru Lane



DEMOGRAPHICS

Several Fortune 500 and 1,000 companies are headquartered in Sandy Springs, including UPS and Newell Brands

GA DOT Traffic Counts:

Roswell Rd. - 32,335 AADT

Turner McDonald Pkwy. - 44,406 AADT

Population Density



1 Mile

3 Mile

5 Mile

12,678

80,604

224,443

Average HH Income



1 Mile

3 Mile

5 Mile

\$98,348

\$125,556

\$142,697

Average House Value



1 Mile

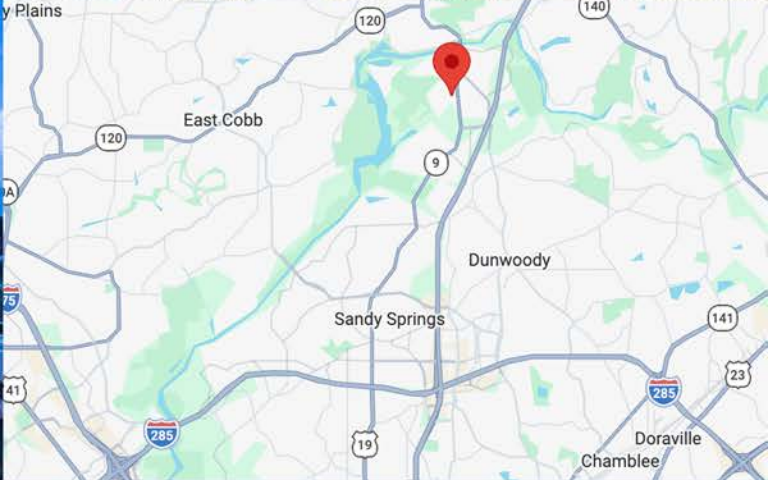
3 Mile

5 Mile

\$495,341

\$452,413

\$459,213



Sandy Springs, Georgia

Robust Economy: Home to nearly 6,000 businesses, including major Fortune 500 and 1,000 companies like UPS and Mercedes Benz USA.

Healthcare Hub: Hosts significant healthcare employers, including Children's Healthcare of Atlanta and Northside Hospital.

Transportation Connectivity: Four MARTA rail stations enhance public transit options for employees and clients.

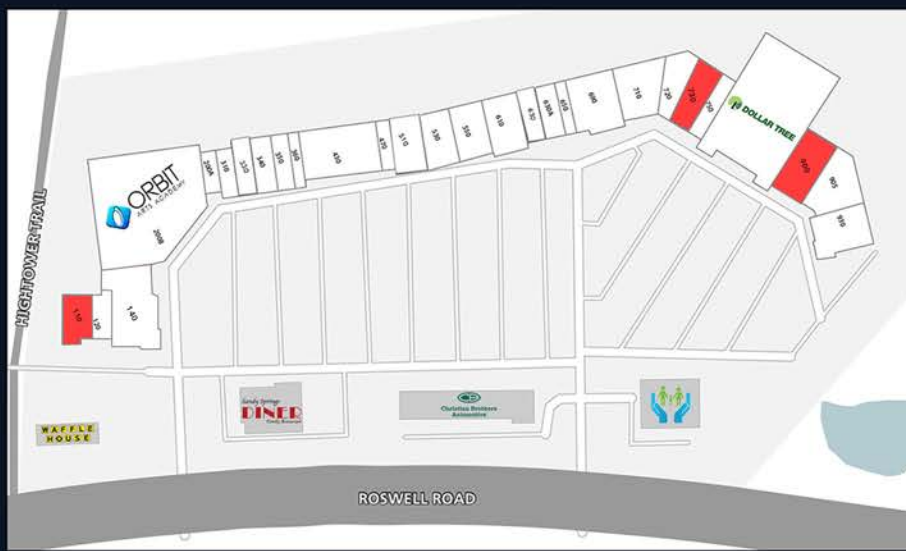
Recreational Opportunities: Features 22 miles of the Chattahoochee River and over 950 acres of parkland for diverse activities.

Property Location

Strategically positioned along the high-traffic Roswell Road corridor in Sandy Springs, one of Metro Atlanta's most affluent and densely populated submarkets.

Located within the North End Redevelopment corridor, offering strong long-term upside driven by planned mixed-use growth and continued area reinvestment.

An exceptional opportunity for national brands and local concepts to establish or expand their presence in a thriving, high-growth market.



| Suite # | Tenant Name | GLA (SF) | GLA (%) |
|---------|----------------------------|----------|---------|
| 800 | Dollar Tree | 14,640 | 16.3% |
| 200 | Orbit Theatrical | 17,200 | 19.2% |
| 430 | Tony's Sports Bar & Grill | 6,930 | 7.7% |
| 690 | StarLight Lounge & Grill | 5,000 | 5.6% |
| 905 | Houndstown | 4,970 | 5.6% |
| 130 | Crave Kitchen & Bistro | 4,130 | 4.6% |
| 710 | Run and Hop Sandy Springs | 3,500 | 3.9% |
| 530 | Encore Salon Suites | 3,250 | 3.6% |
| 930 | CaSa | 2,689 | 3.0% |
| 510 | Foodies - N - Motion | 2,310 | 2.6% |
| 720 | Master Pius Martial Arts | 2,100 | 2.3% |
| 730 | AVAILABLE | 2,100 | 2.3% |
| 550 | His Promise African Market | 2,000 | 2.2% |
| 330 | Cleopatra Tattoo | 2,000 | 2.2% |
| 750 | DivaDance | 1,800 | 2.0% |
| 120 | Cloud 9 Smoke | 1,766 | 1.9% |
| 630 | Buka Restaurant | 1,500 | 1.7% |
| 310 | Alpha Barber | 1,325 | 1.5% |
| 110 | AVAILABLE | 1,200 | 1.3% |
| 470 | Pearl Massage | 1,200 | 1.3% |
| 900 | AVAILABLE | 1,766 | 1.9% |
| 610 | Vivi's Fashion World | 1,160 | 1.3% |
| 630 | Roswell Upholstery | 1,200 | 1.3% |
| 340 | Income Tax Office | 1,150 | 1.3% |
| 350 | Noli Nails Salon | 1,060 | 1.2% |
| 360 | Wave Hair Design | 870 | 1.0% |
| 650 | Ahma Hair Braiding | 840 | 0.9% |



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