



The Crossing at Westwind

920 Woodstock Rd, Roswell, GA 30075

Deepa Anand

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\$28.50 /SF/YR

The property at 920 Woodstock Rd, Roswell, GA is situated within a neighborhood shopping center along Highway 92. The center consists of multiple units with shared parking, total gross leasable area of approximately 43,312 SF, and features a dedicated turn lane on Woodstock Road for improved site access. The location offers connectivity to GA-400 and is positioned in close proximity to surrounding municipalities including Alpharetta and Marietta. Demographics 1-mile radius: Population approx. 6,100, Average Household Income above \$140,000 3-mile radius: Population approx. 59,000, Median HH Income above \$120,000 5-mile radius: Population approx. 157,000, Median HH Income above \$115,000 (Strong concentration of affluent households supports medical and professional service demand.)...

- End-cap suite with excellent visibility along Woodstock Road (HWY 92 corridor).
- Configurable layout with infrastructure ideal for medical occupancy.
- Positioned within a well-maintained neighborhood center featuring 155 parking spaces.
- Surrounded by high-income residential communities and complementary retail/service operators.
- Convenient access to GA-400 ensuring connectivity to Alpharetta, Sandy Springs, and North Atlanta suburbs.
- Located approximately 35 minutes from Hartsfield-Jackson Atlanta International Airport, providing regional accessibility.



Rental Rate:	\$28.50 /SF/YR
Min. Divisible:	2,000 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	3
Center Properties:	4
Frontage:	Woodstock Rd
Gross Leasable Area:	6,000 SF
Walk Score ®:	50 (Fairly friendly)

1st Floor

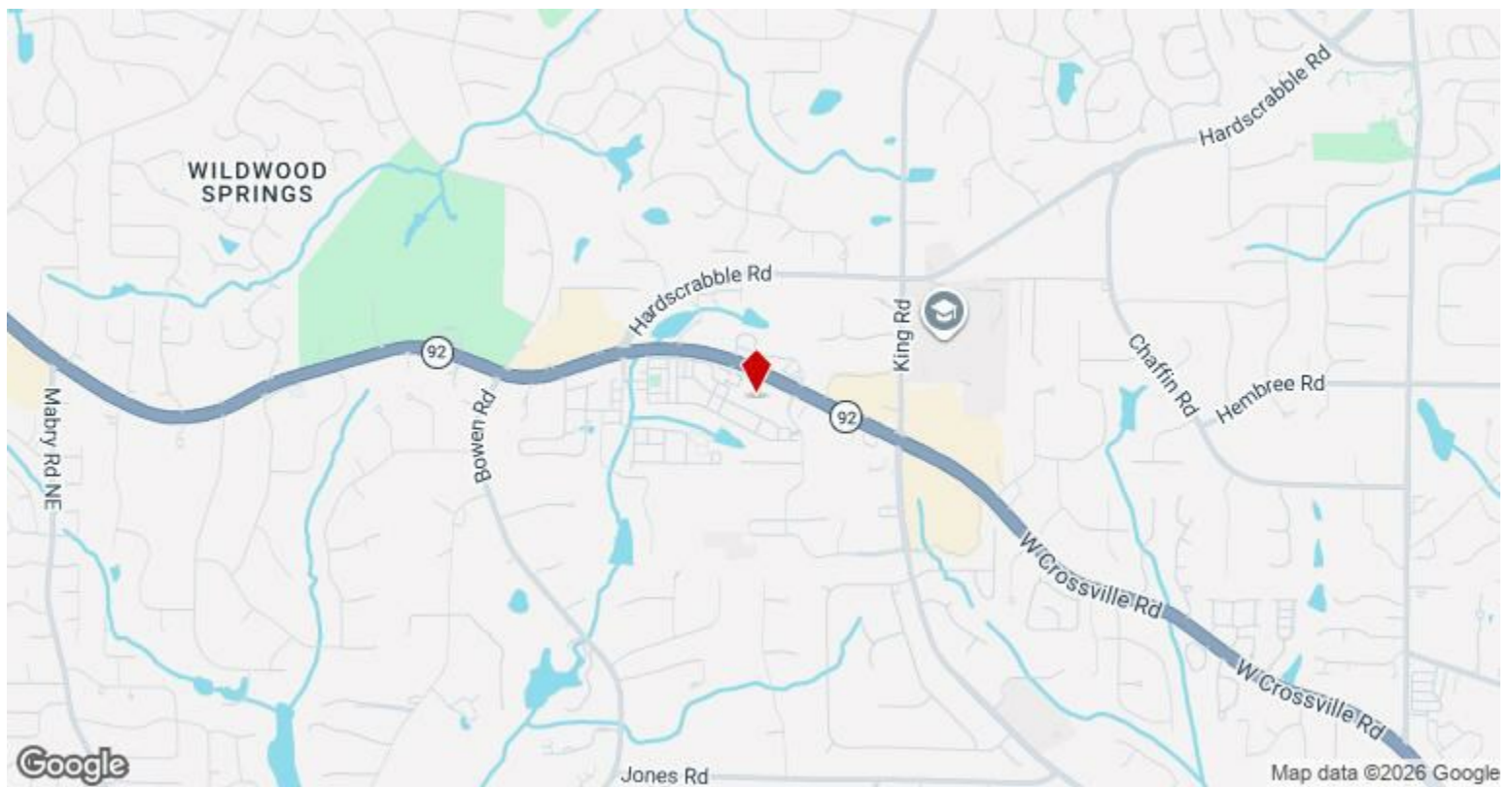
Space Available	2,000 - 6,000 SF
Rental Rate	\$28.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Positioned within the highly visible Crossing at Westwind center, this 6,000 SF end-cap space is tailored for medical users but also adaptable for select retail operations. Its prominent frontage along Woodstock Road offers excellent exposure to steady local and commuter traffic in one of Roswell's most active corridors. The building's design supports medical configurations, with the potential for multiple exam rooms, reception, and consultation areas, making it an optimal solution for urgent care, dental, or specialty wellness practices.

Tenants benefit from convenient ingress and egress, a dedicated turn lane, and abundant surface parking designed to accommodate patient and visitor volumes. The site places users near Roswell's vibrant neighborhoods, numerous dining establishments, and service amenities, ensuring a strong built-in consumer base. With Highway 92 just steps away and quick connections to GA-400, the property provides accessibility for patients traveling from surrounding Fulton and Cobb County communities.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Atlanta Dance Central		
Elite Health Hrt		
Greentile Coffee		
San's Barbershop		
The Milkshake Factory		



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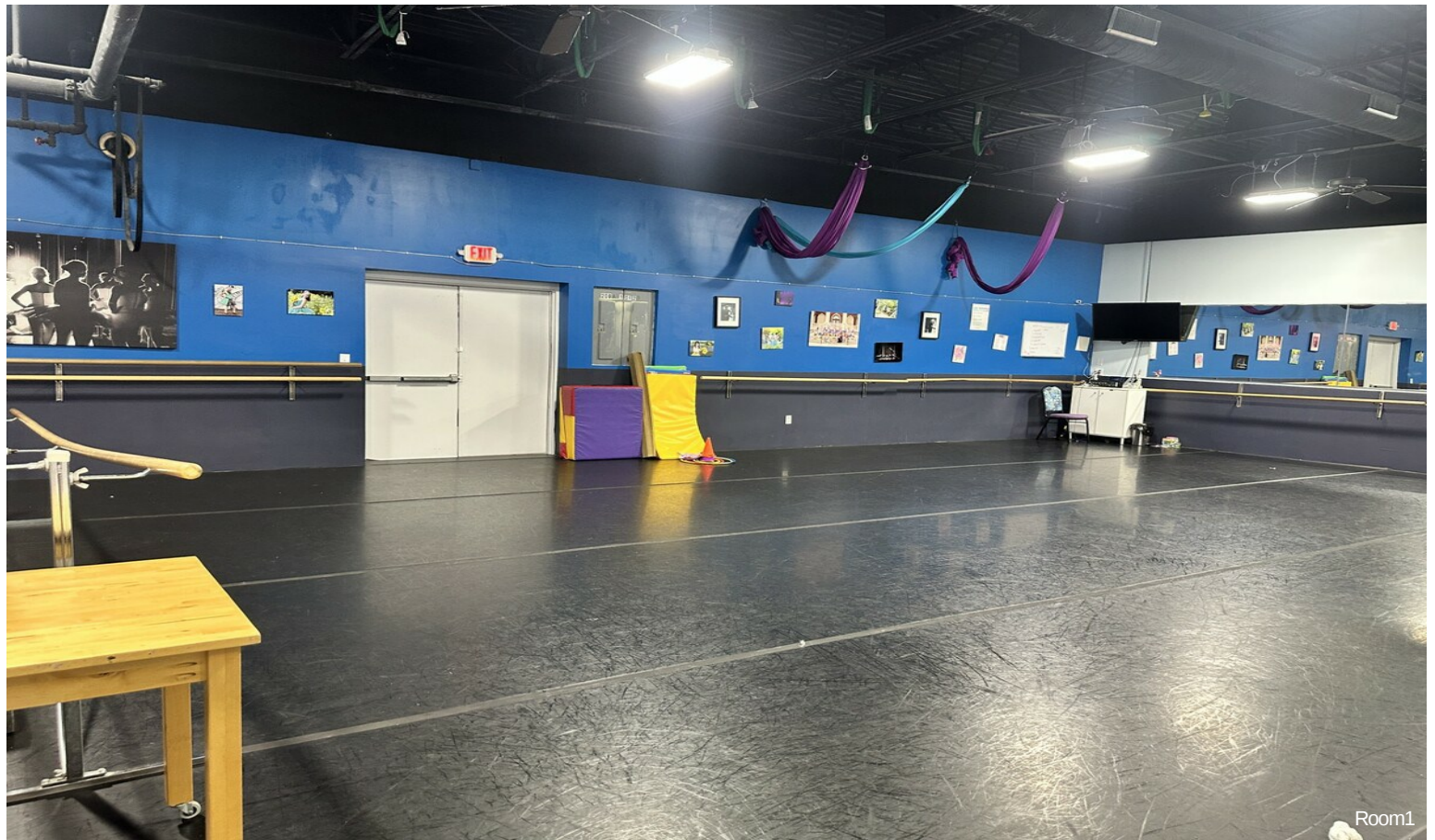
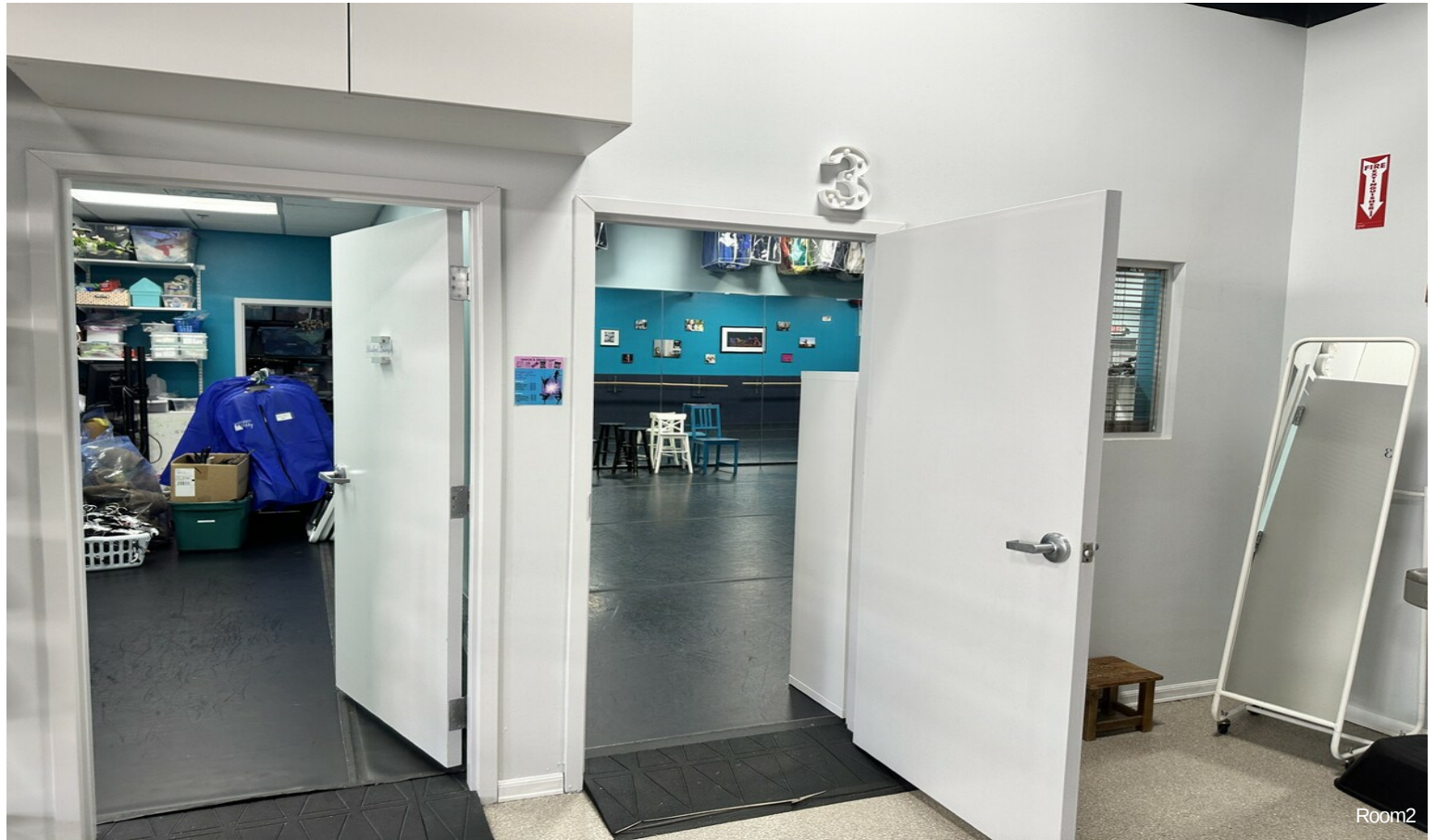
5-mile radius: Population approx. 157,000, Median HH Income above \$115,000

(Strong concentration of affluent households supports medical and professional service demand.)

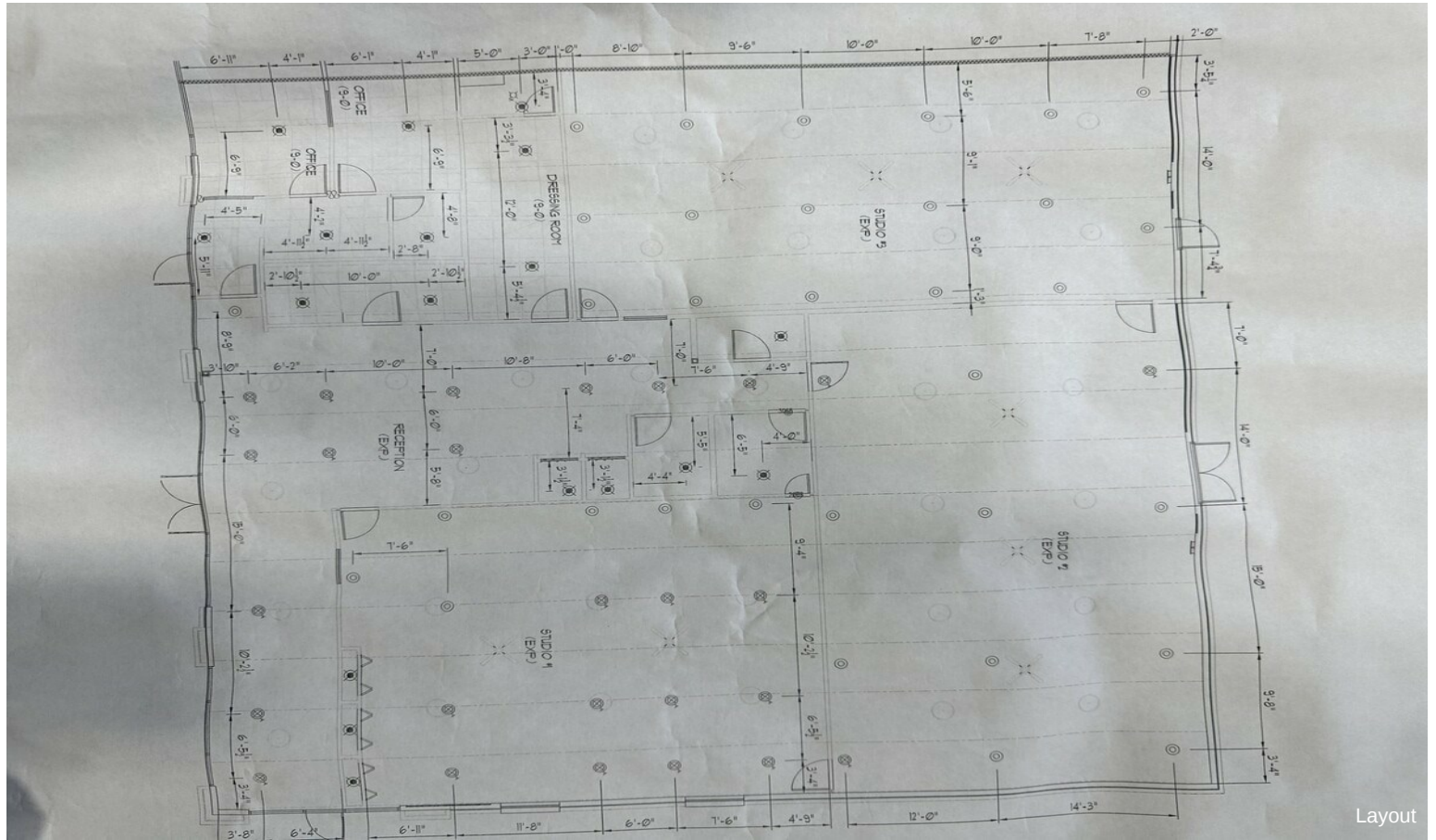
Property Photos



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