

Belle Isle PARK

LEASING PACKAGE

4967 - 4969 ROSWELL ROAD
SANDY SPRINGS, GA 30342





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EXECUTIVE SUMMARY

Belle Isle PARK

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

Belle Isle Park, located in Sandy Springs, Georgia, is an 80,745 square foot boutique specialty retail center frequented by the affluent residents of the Chastain Park/city of Sandy Springs communities.

TOTAL RETAIL SQUARE FOOTAGE:

Retail: 80,745 SF

DEVELOPMENT TEAM:

Owner/Developer: Belle Isle Square Associates, LLC
Architect: D Studio, Kristen Ware and Associates
Management: D Solutions
Retail Leasing: D Solutions



PROPERTY DESCRIPTION



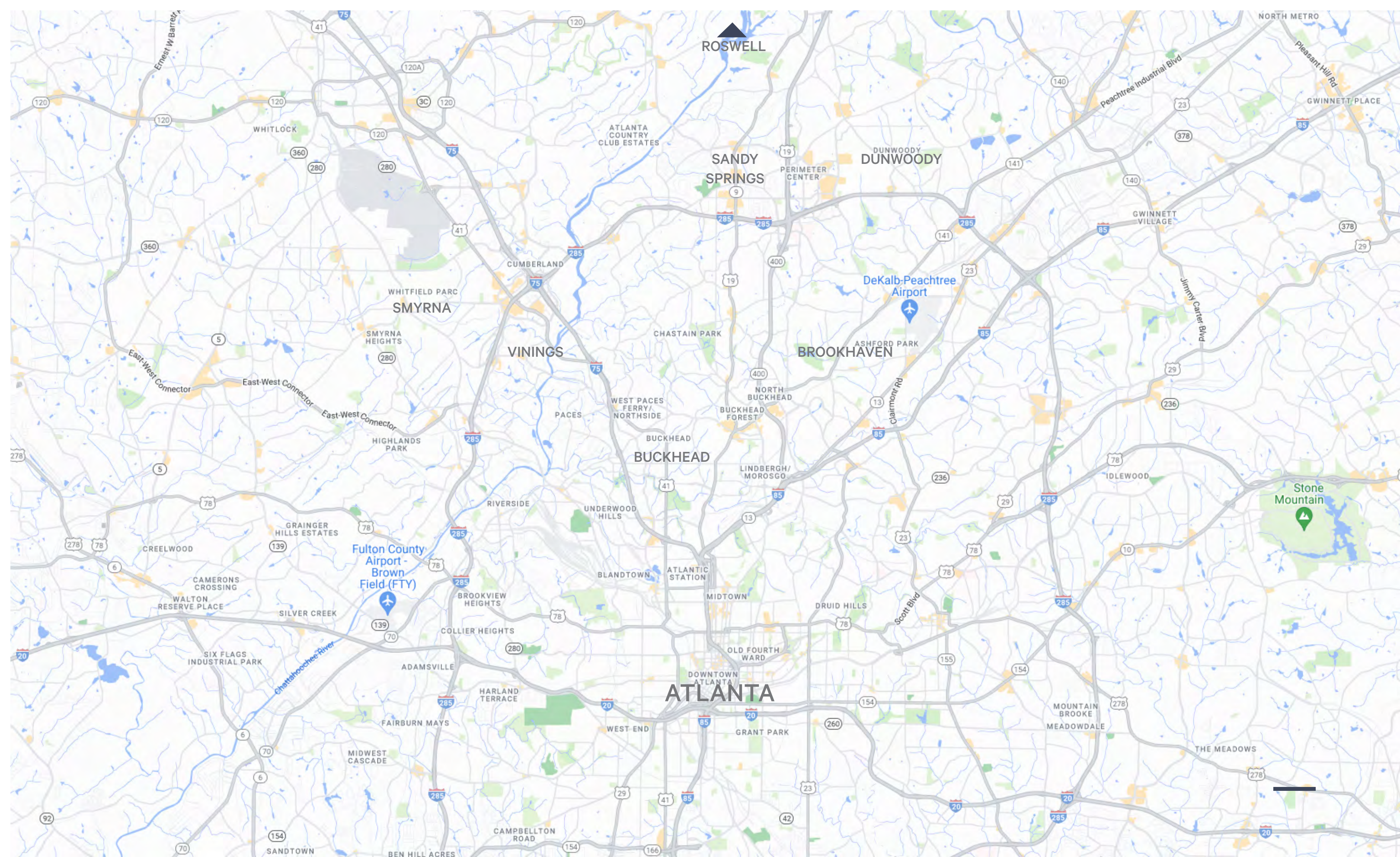
PROJECT LOCATION

Known regionally for its shopping, dining, and entertainment, Sandy Springs is a growing suburb north of Atlanta/Buckhead in Fulton County. The city is one of Georgia's most diverse and home to almost 110,000 people, which makes it the 8th largest city in the state of Georgia. Home to the Chattahoochee River for a plethora of outdoor activities, access to MARTA bus/rail to experience the vibrant city life in Atlanta/Buckhead, and major corridors with Interstate 285 and US 400 just a seamless drive away.

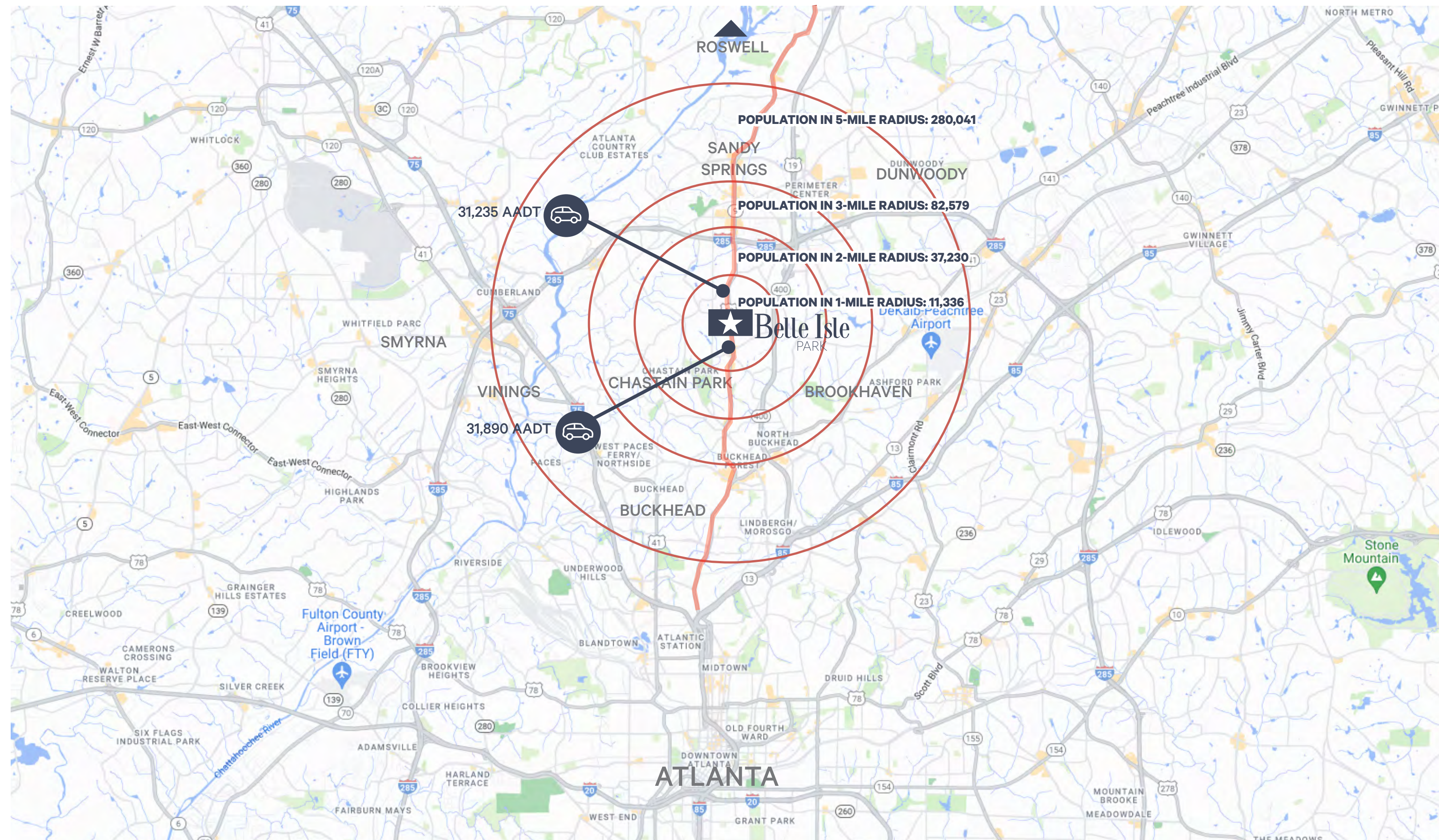
Belle Isle Park is situated at the crossroads of Belle Isle Road, Long Island Drive and Roswell Road at the Southern edge of the city of Sandy Springs (Chastain Park), just north of Buckhead.

PROPERTY DESCRIPTION

Today, Belle Isle Park serves well established neighborhoods and office centers in the Buckhead and Sandy Springs area. Restaurants such as Café Vendome, Cibo E Beve, Bangkok Thyme and 404 continue to attract visitors from neighborhoods including Brookhaven, Chastain Park, Lenox Square and Perimeter Center.







1, 2, 3, AND 5-MILE DEMOGRAPHICS

\$140,016
2023 Average Income
(1-MILE)

\$162,286
2023 Average Income
(2-MILE)

\$161,705
2023 Average Income
(3-MILE)

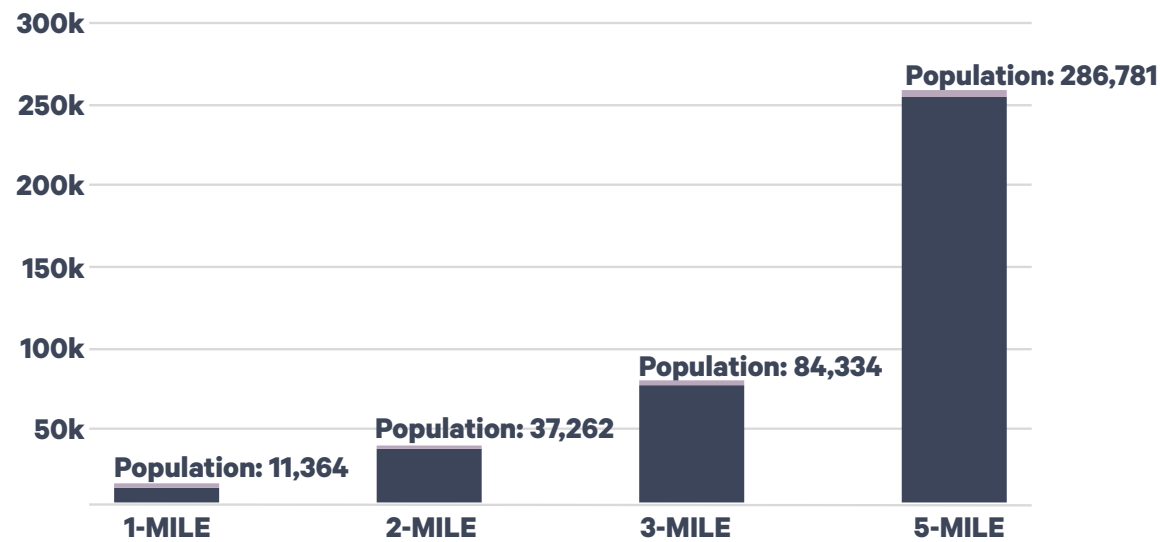
\$144,651
2023 Average Income
(5-MILE)

\$108,504
2023 Median Income
(1-MILE)

\$125,267
2023 Median Income
(2-MILE)

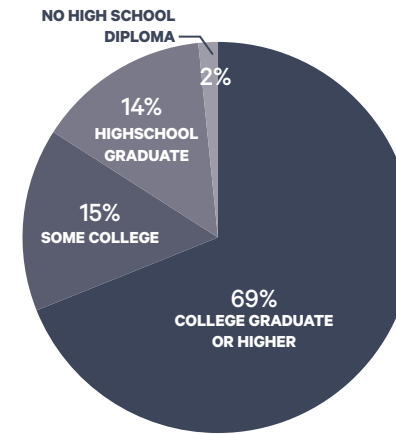
\$130,285
2023 Median Income
(3-MILE)

\$109,753
2023 Median Income
(5-MILE)

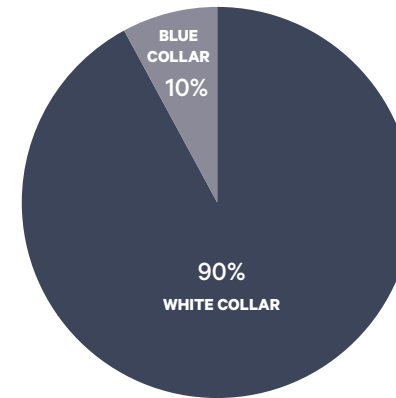


NEIGHBORHOOD DEMOGRAPHICS

Education in Sandy Springs



Workforce in Sandy Springs



Sandy Springs Income

\$145,216
2020 Average Household Income

\$86,548
2020 Median Household Income

\$68,652
2020 Per Capita Household Income

Chastain Park Income

\$230,531
2020 Average Household Income

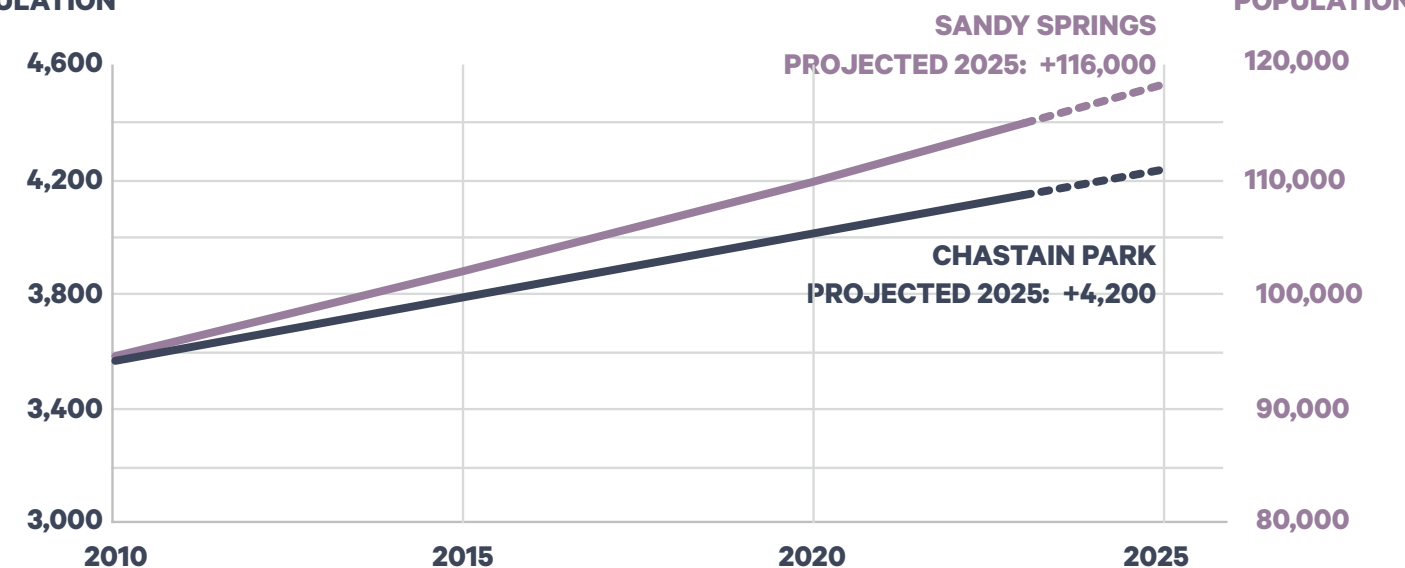
\$198,100
2020 Median Household Income

\$134,774
2020 Per Capita Household Income

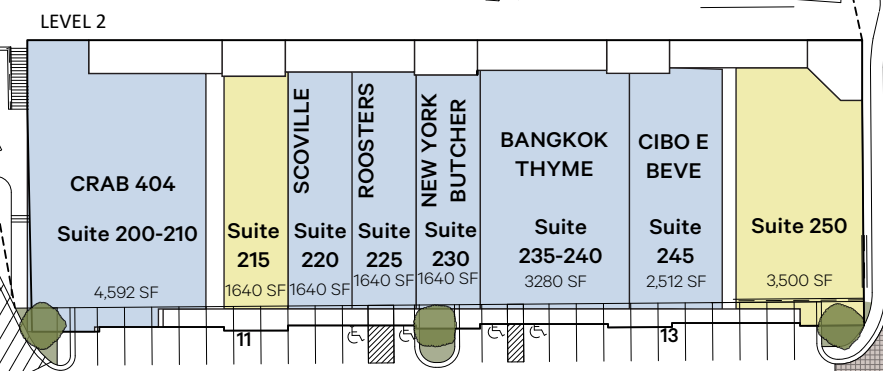
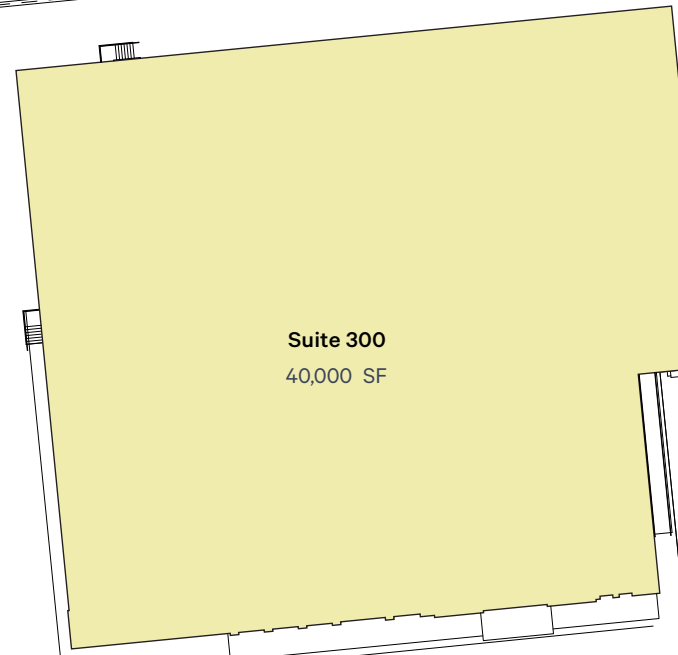
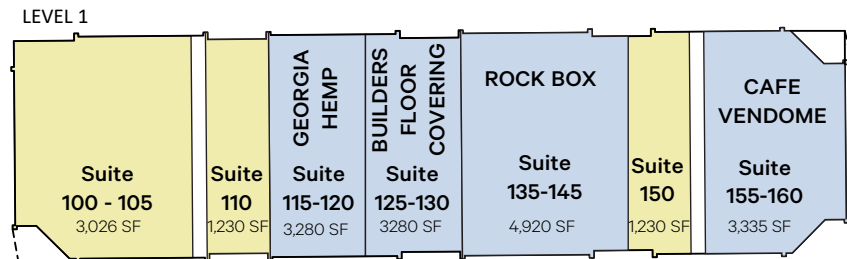
CHASTAIN PARK POPULATION



SANDY SPRINGS POPULATION



Belle Isle PARK



SPACE AVAILABLE FOR LEASE		
SUITE	TENANT	SQ. FT.
LEVEL 1		
100 - 105	AVAILABLE	3,026
110	AVAILABLE	1,230
115 - 120	Georgia Hemp	3,280
125 - 130	Builders Floor Covering	3,280
135 - 145	Rock Box	4,920
150	AVAILABLE	1,230
155-160	Cafe Vendome	3,335
LEVEL 2		
200-210	Crab 404	4,592
215	AVAILABLE	1,640
220	Scoville	1,640
225	Roosters	1,640
230	New York Butcher	1,640
235-240	Bangkok Thyme	3,280
245	Civo E Beve	2,512
250	AVAILABLE	3,500
300	AVAILABLE	40,000
TOTAL RETAIL SF		80,745
TOTAL # OF PARKING SPACES		332
PARKING SPACES / 1000 RETAIL SF		4.1

LEGEND

- LEASED (Blue circle)
- AVAILABLE SPACE (Yellow circle)



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PROPOSED RENOVATION IMAGERY





BELLE ISLE ECONOMICS



BELLE ISLE ECONOMICS

AVAILABILITY	1,200 - 3,500 SF
\$/PSF	\$35-55/SF NNN
ESTIMATED OPEX PSF	\$7.00/SF
INITIAL TERM	3-10 YEARS
TENANT IMPROVEMENTS PSF	TBD

Belle Isle PARK

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