



SANDY SPRINGS CROSSING



DEBUTING A NEW VISION AT

Roswell Road x Abernathy Drive

NOW LEASING | 750 - 9,953 SF

PROPERTY HIGHLIGHTS

Set to debut new facade renovations for renewed first impressions and improved tenant visibility

Overlooking the heavily trafficked intersection of Abernathy Road and Roswell Road in Sandy Springs

Close proximity to GA 400, Mercedes-Benz headquarters and 33MM SF Perimeter center office market

Easy access from Buckhead and Downtown Atlanta



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CROSSING

6690 ROSWELL ROAD, ATLANTA, GA 30328

partners

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Shaded patios and covered balconies accessible from every space



2-story connected pedestrian access



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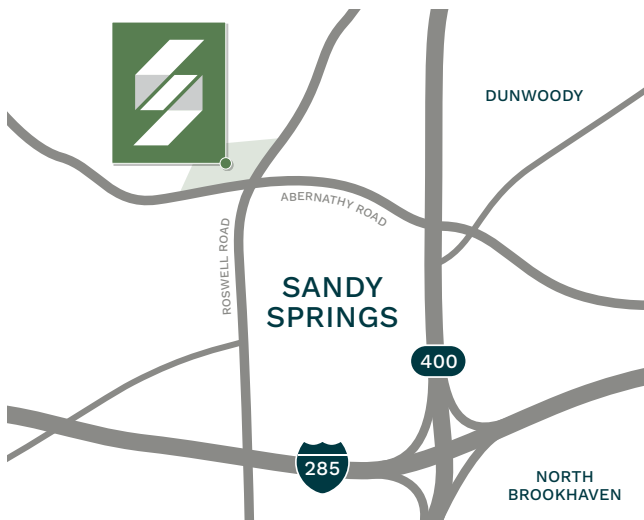
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KEY TENANTS:



TRAFFIC COUNTS:

| | | |
|----------------|--------|------|
| ROSWELL ROAD | 35,453 | AADT |
| ABERNATHY ROAD | 35,124 | AADT |

DEMOGRAPHICS:

| | 1 mile | 3 miles | 5 miles |
|--------------------|-----------|-----------|-----------|
| POPULATION | 11,788 | 93,926 | 213,519 |
| HOUSEHOLDS | 5,302 | 42,383 | 91,628 |
| AVG HH INCOME | \$139,232 | \$134,349 | \$147,389 |
| DAYTIME POPULATION | 7,890 | 134,597 | 211,796 |



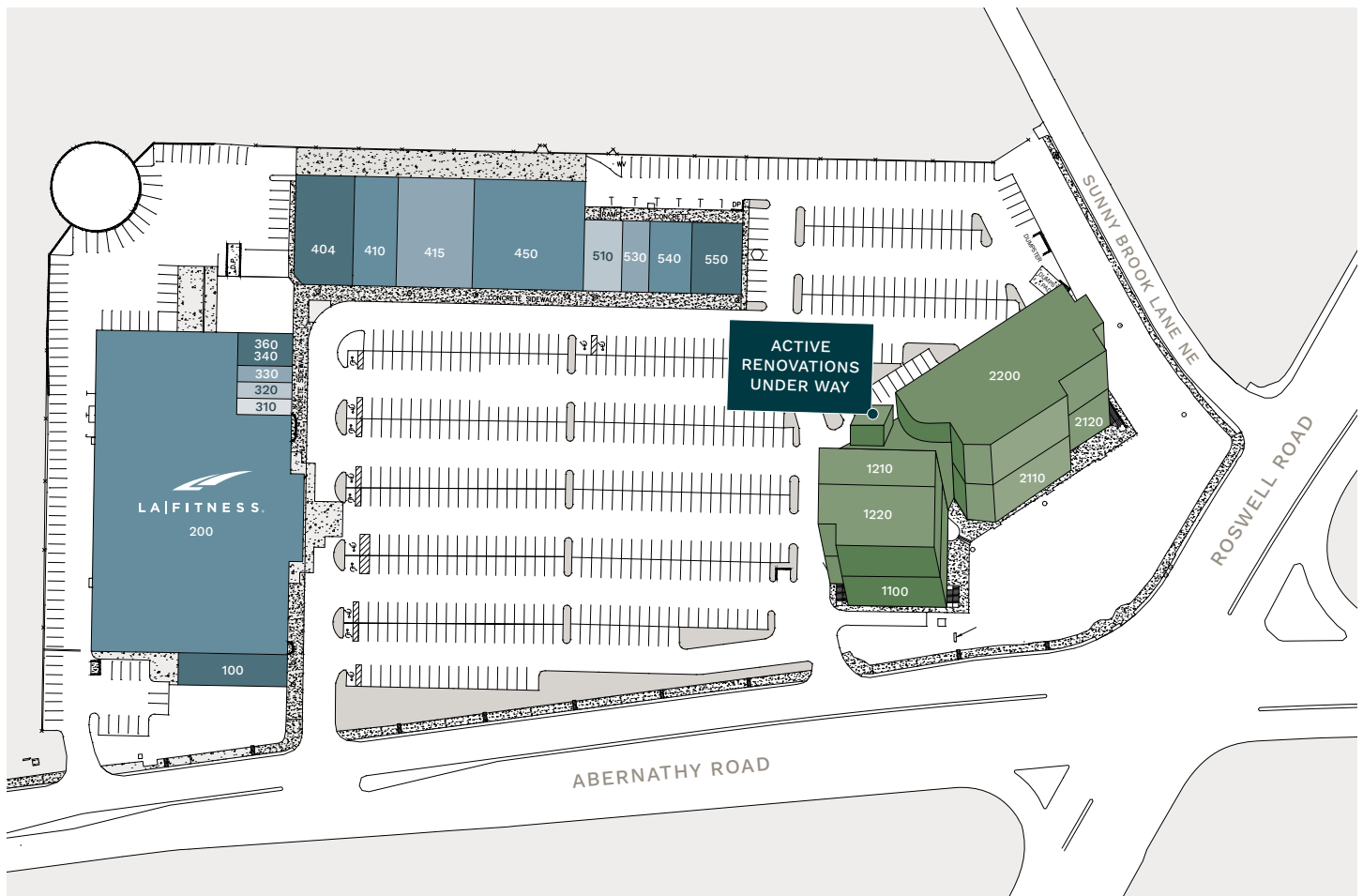
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| SUITE | TENANT | SF |
|---------|---------------------|-----------|
| 100 | Milan Nail Salon | 3,000 SF |
| 200 | LA Fitness | 49,988 SF |
| 310 | Allstate Insurance | 750 SF |
| 320 | Available | 750 SF |
| 330 | Heritage Cleaners | 4,900 SF |
| 340/360 | Perk N Pooch | 5,395 SF |
| 404 | Salons by JC | 4,000 SF |
| 410 | Nowak's | 6,982 SF |
| 415 | The Reserve List | 10,000 SF |
| 450 | Rocket Retail Group | 2,275 SF |

| SUITE | TENANT | SF |
|-------|-----------------|----------|
| 510 | VRAI Aesthetics | 2,275 SF |
| 530 | Available | 1,625 SF |
| 540 | Club Champion | 2,512 SF |
| 550 | Available | 3,013 SF |
| 1100 | Available | 7,695 SF |
| 1210 | Available | 1,500 SF |
| 1220 | Available | 5,057 SF |
| 2110 | Nori Nori | 9,000 SF |
| 2120 | Aldo's | 3,674 SF |
| 2200 | Available | 9,953 SF |



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