



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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6690 ROSWELL ROAD, ATLANTA, GA 30328

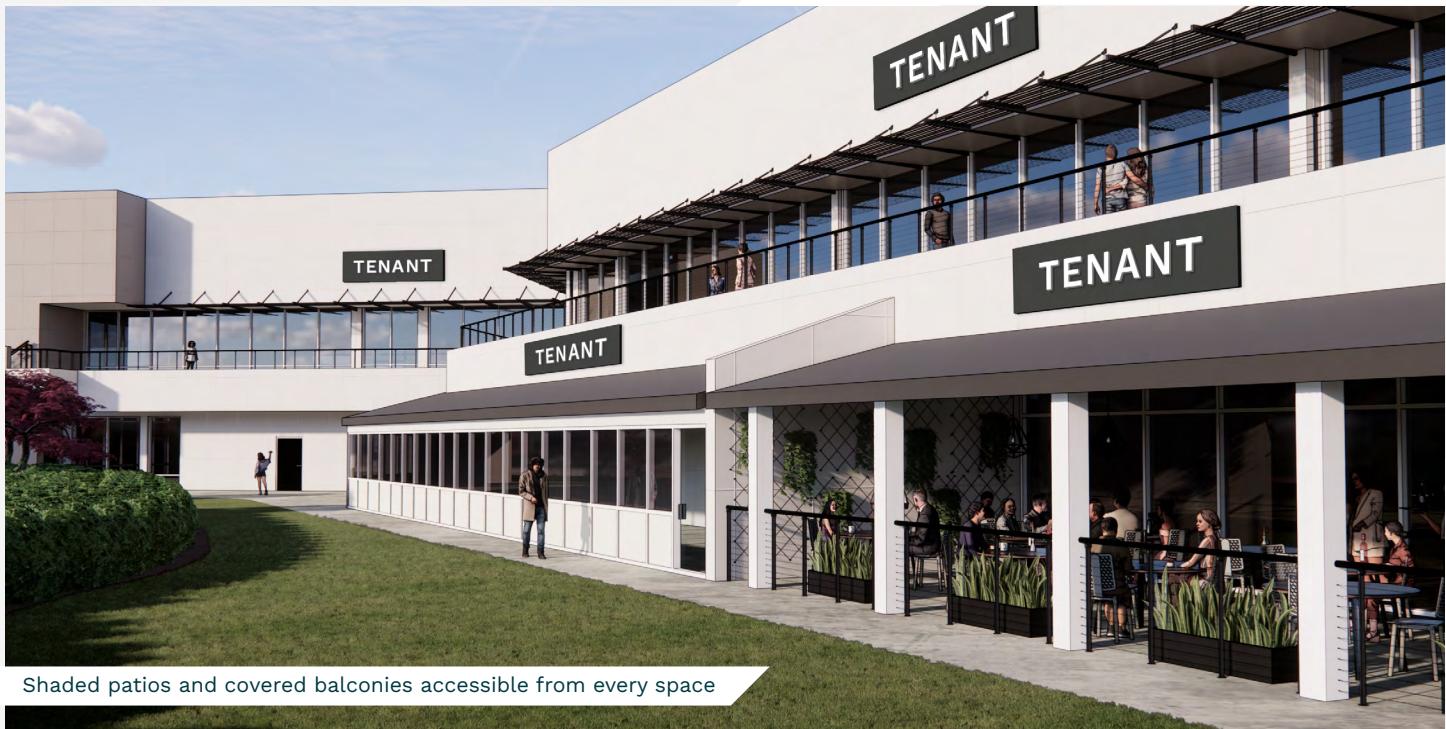
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Shaded patios and covered balconies accessible from every space



2-story connected pedestrian access



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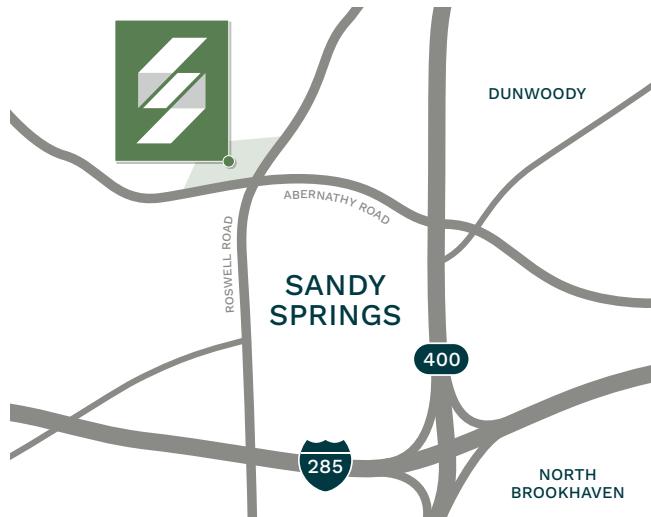
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KEY TENANTS:



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



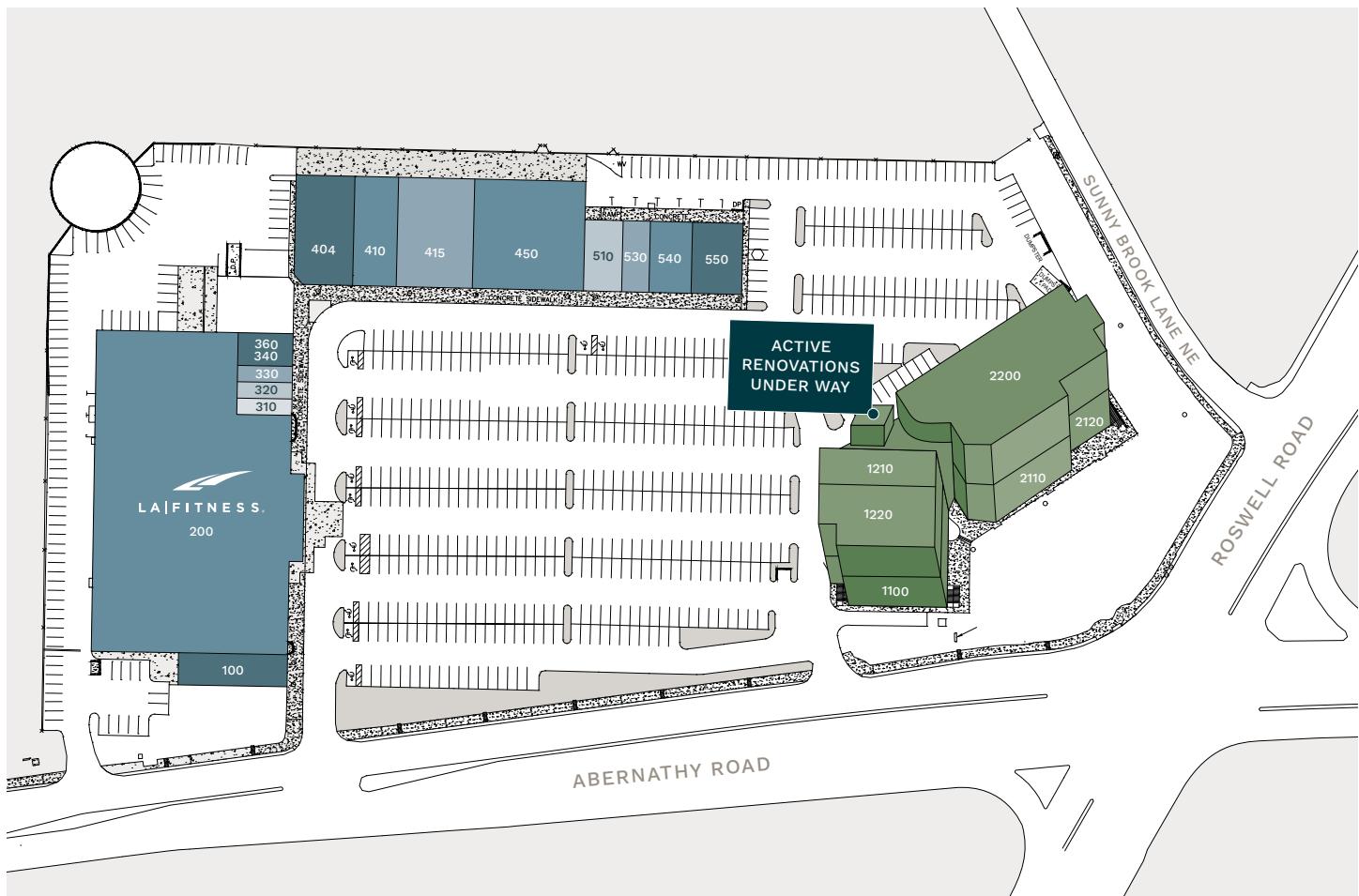
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SUITE	TENANT	SF
100	Milan Nail Salon	3,000 SF
200	LA Fitness	49,988 SF
310	Allstate Insurance	750 SF
320	Available	750 SF
330	Heritage Cleaners	4,900 SF
340/360	Perk N Pooch	5,395 SF
404	Salons by JC	4,000 SF
410	Nowak's	6,982 SF
415	The Reserve List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