

RIVER SPRINGS CENTER

8610 Roswell Rd.
Sandy Springs, GA 30350

Property Highlights

- Strong Demographics with 221,845 Residents Within a 5-Mile Radius
- Great Visibility and Access on Roswell Road, Which Sees Over 44,000 Vehicles Per Day
- Located Directly Across From Huntcliff Golf Community and High-Volume Publix Grocery.
- Located in Affluent Neighborhood With an Average Household Income of \$137,500+ a Year Within a 3-Mile Radius.
- Sandy Springs, Georgia Was Recently Ranked the 10th Best City For Millennials in America.

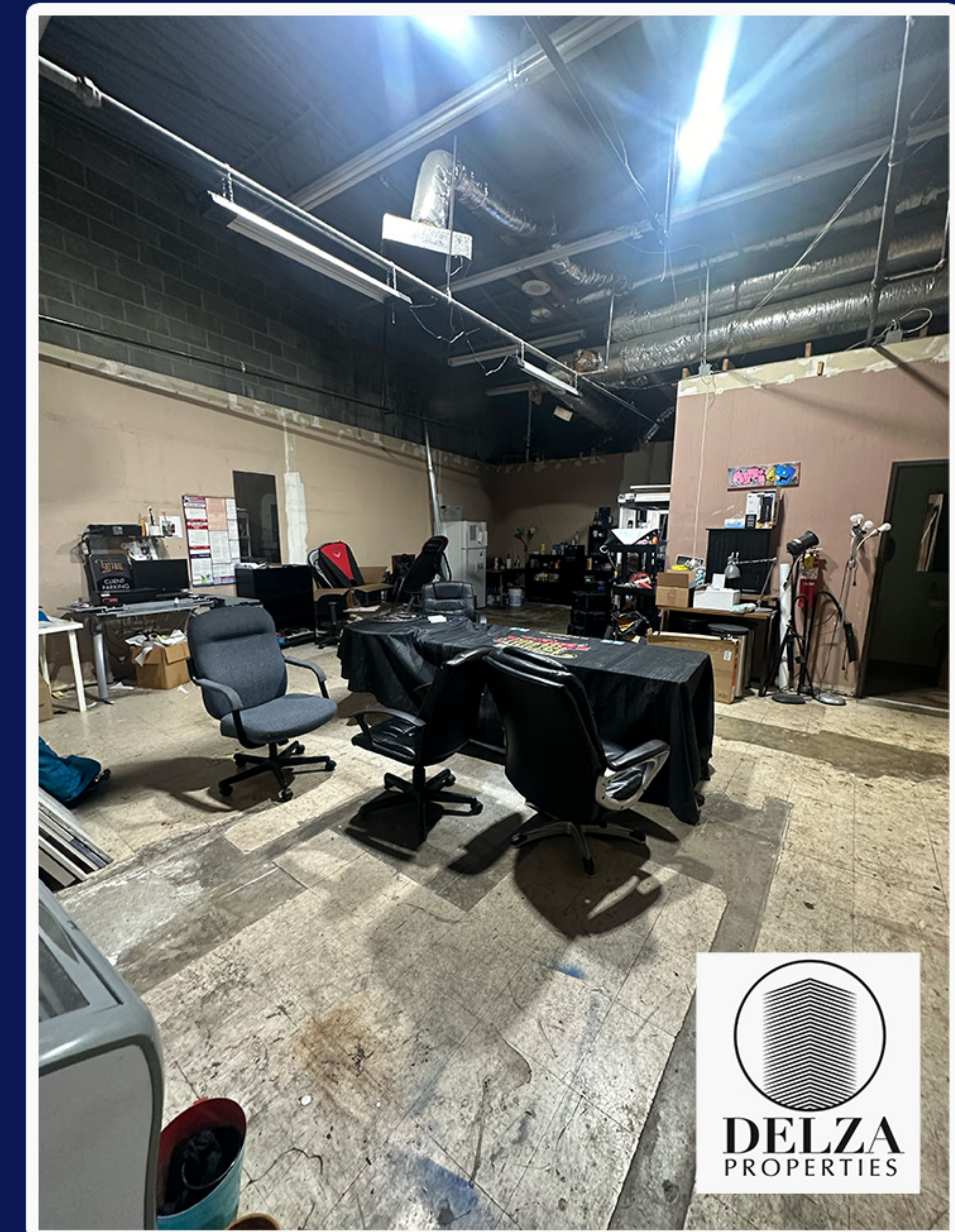
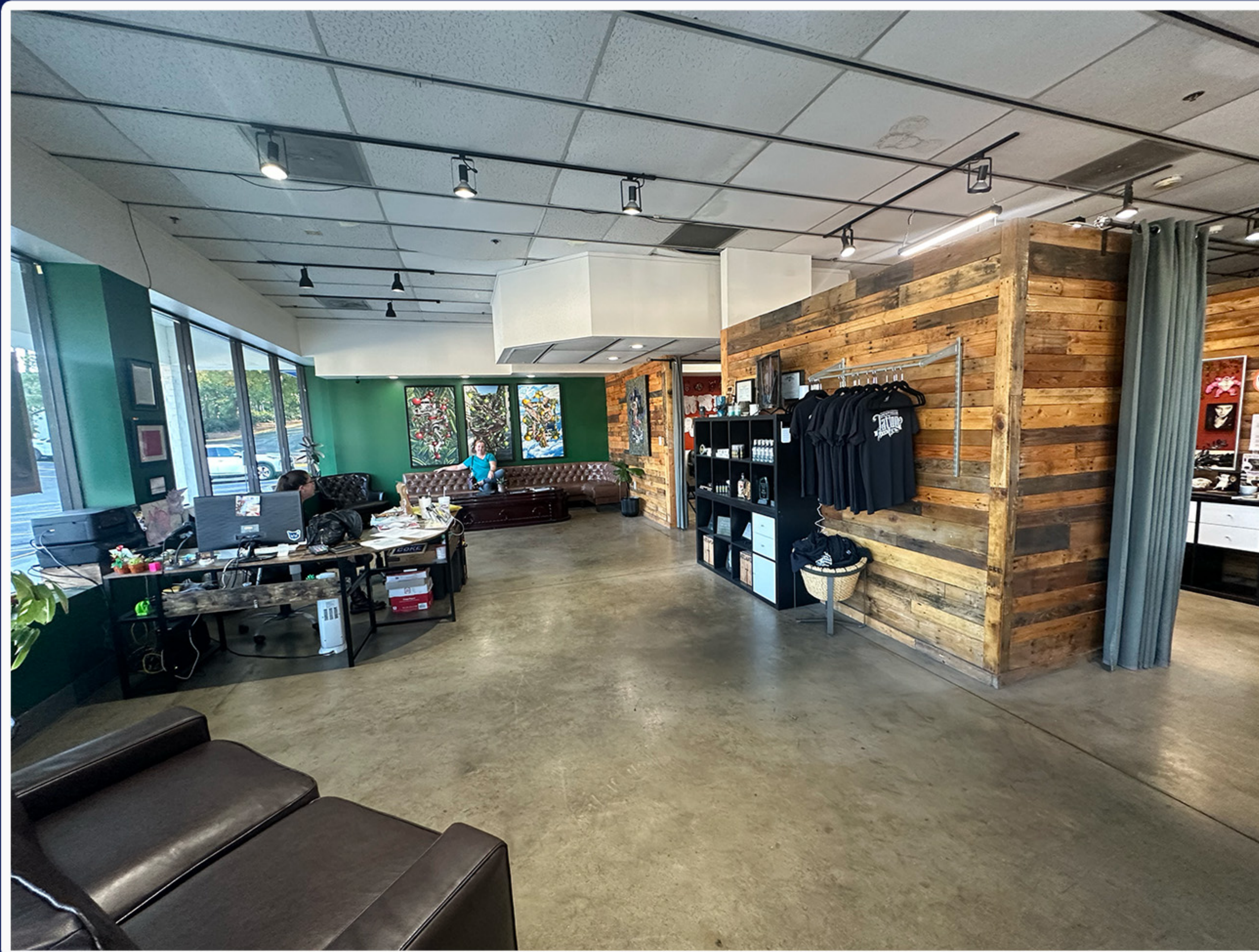
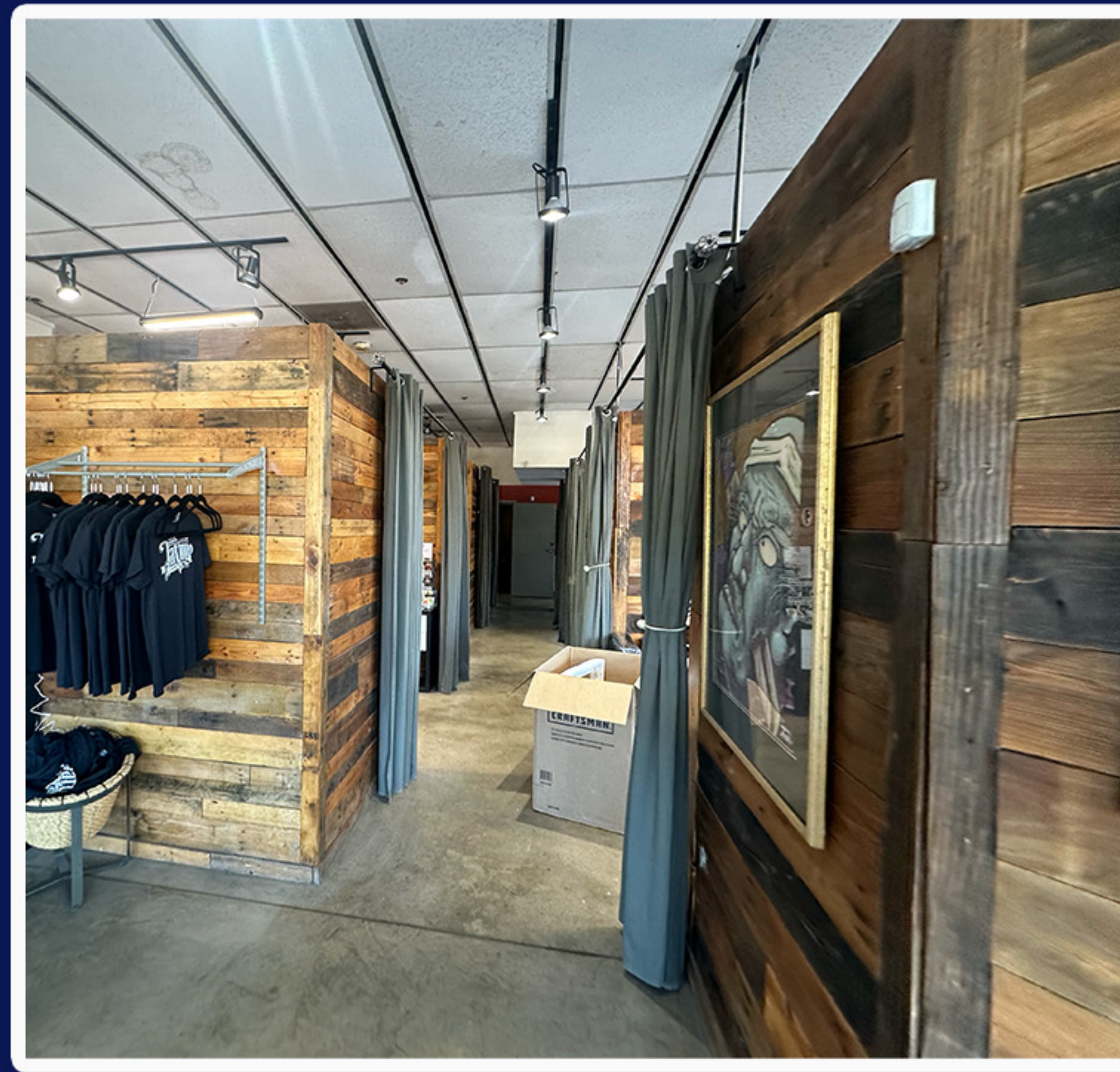
**SPACE AVAILABLE
4,130 sf**



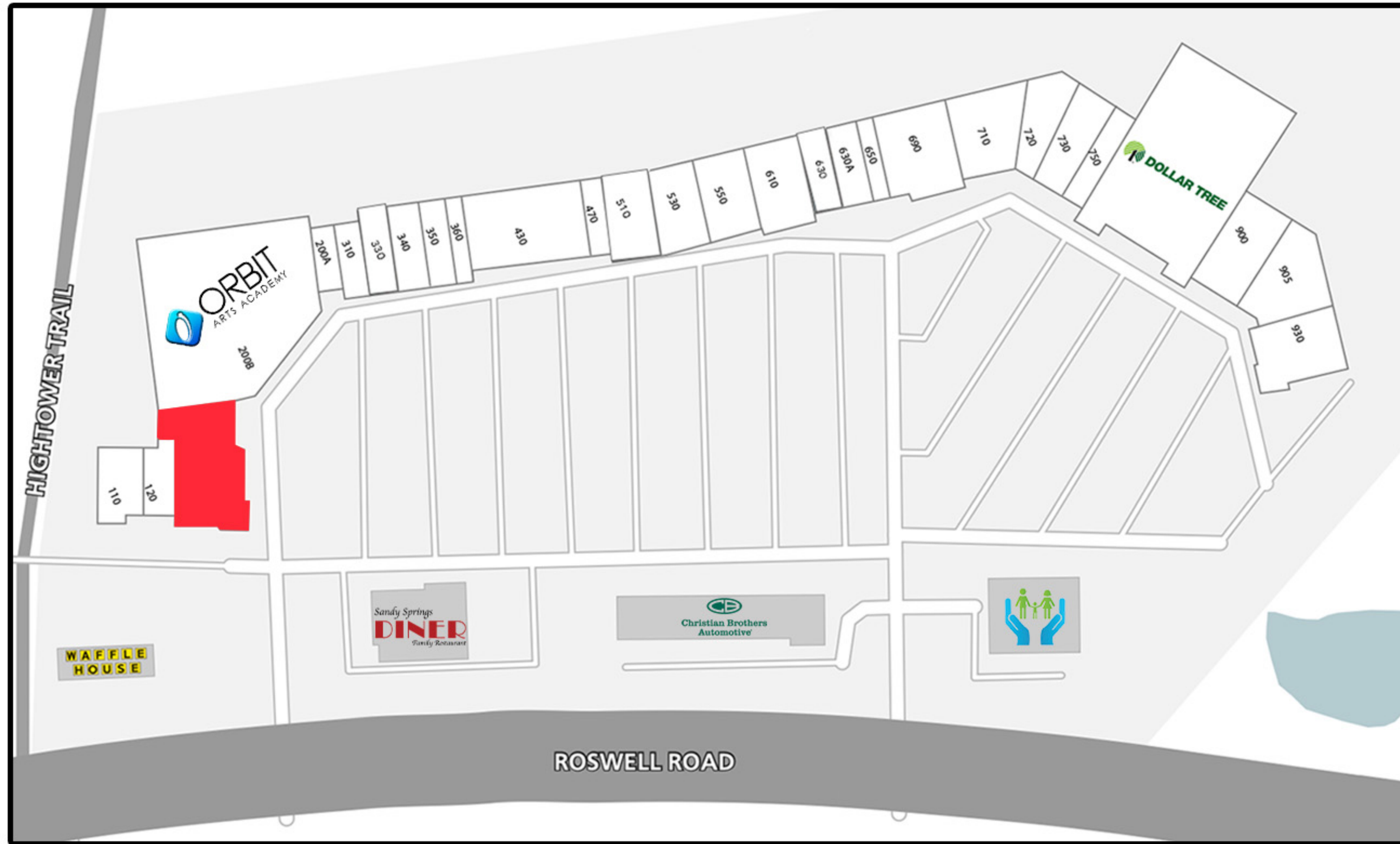
View from Roswell Rd.

Former Tattoo Studio

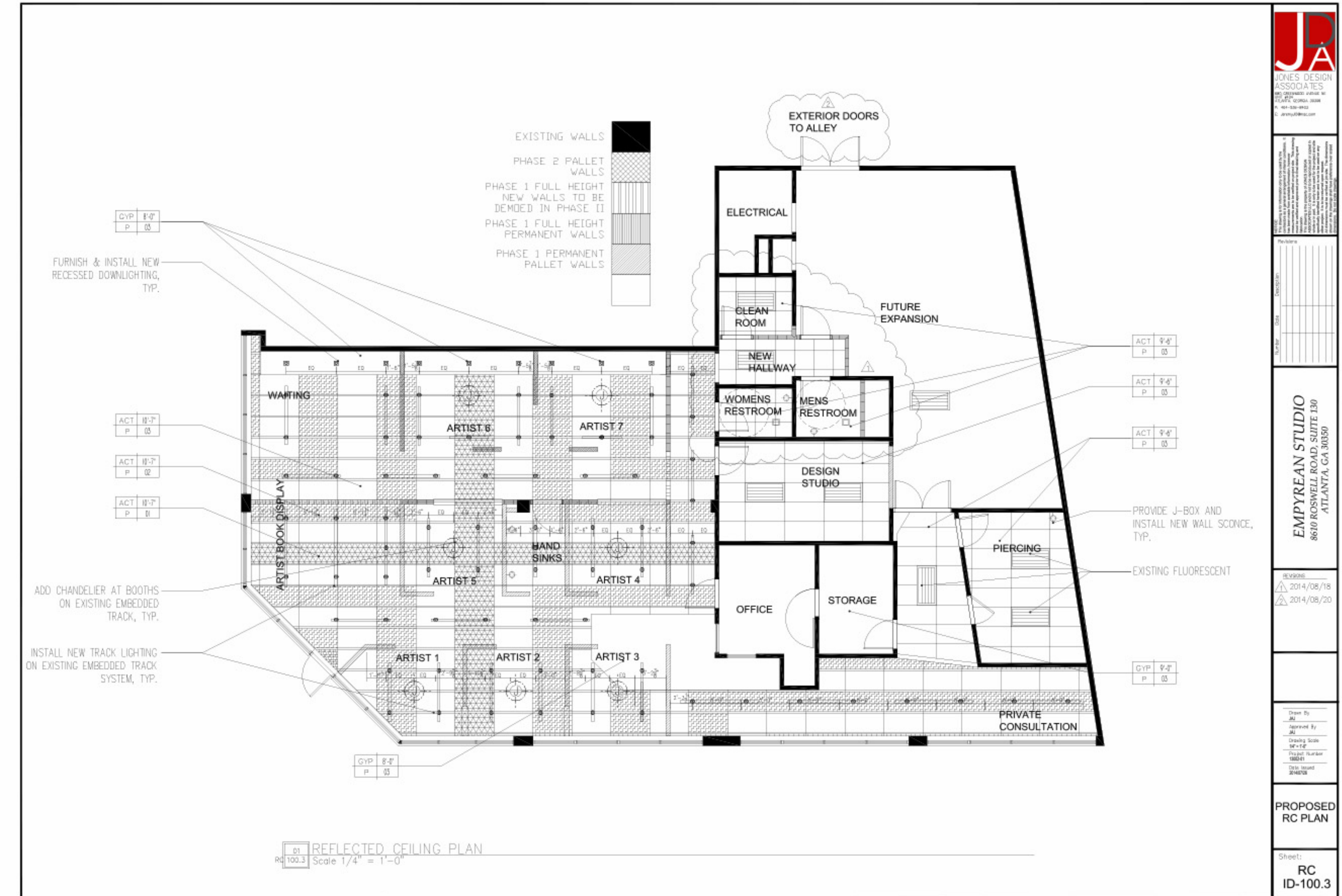
- 4,130 SF
- 70' Frontage



Site Plan



Floor Plan



Kroger
PLATOS CLOSET
LESLIE'S POOL SUPPLIES SERVICE & REPAIR
ALDI
BIG LOTS!
FLOOR DECOR &
DOLLAR TREE

Roswell United Methodist Church
Teaching Museum North
Roswell City Hall

Roswell City Walk
Zion Missionary Baptist Church

Chattahoochee Ridge

Ellison Park - David Weekley Homes

U.S. Legacy

State Farm

NRT NORTH RIVER TAVERN

ATL FITNESS

DOLLAR GENERAL

Walmart Supercenter

IMERYS

AmeriMex Solutions

DOUBLE TREE by Hilton

AVILA COMMERCIAL

bp
BANK OF AMERICA
McDonald's

Starbucks
SMOOTHIE KING

WING STOP

Circle Sushi

Spa New LUXURY SPA

LifeStorage

Publix

RIVER SPRINGS CENTER



Sandy Springs Family Medicine And Urgent Care

Christian Brothers Automotive

Sandy Springs DINNER Family Restaurant

ECR

CHILDREN'S WISH FOUNDATION INTERNATIONAL

ARROW EXTERMINATORS

9

FABRICARE CENTER

TRIAD DRYWALL

CAC community assistance center

WAFFLE HOUSE

meineke

Hightower Trail

Roswell Rd (32,335 VPD)

CARTUNES OF ATLANTA

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

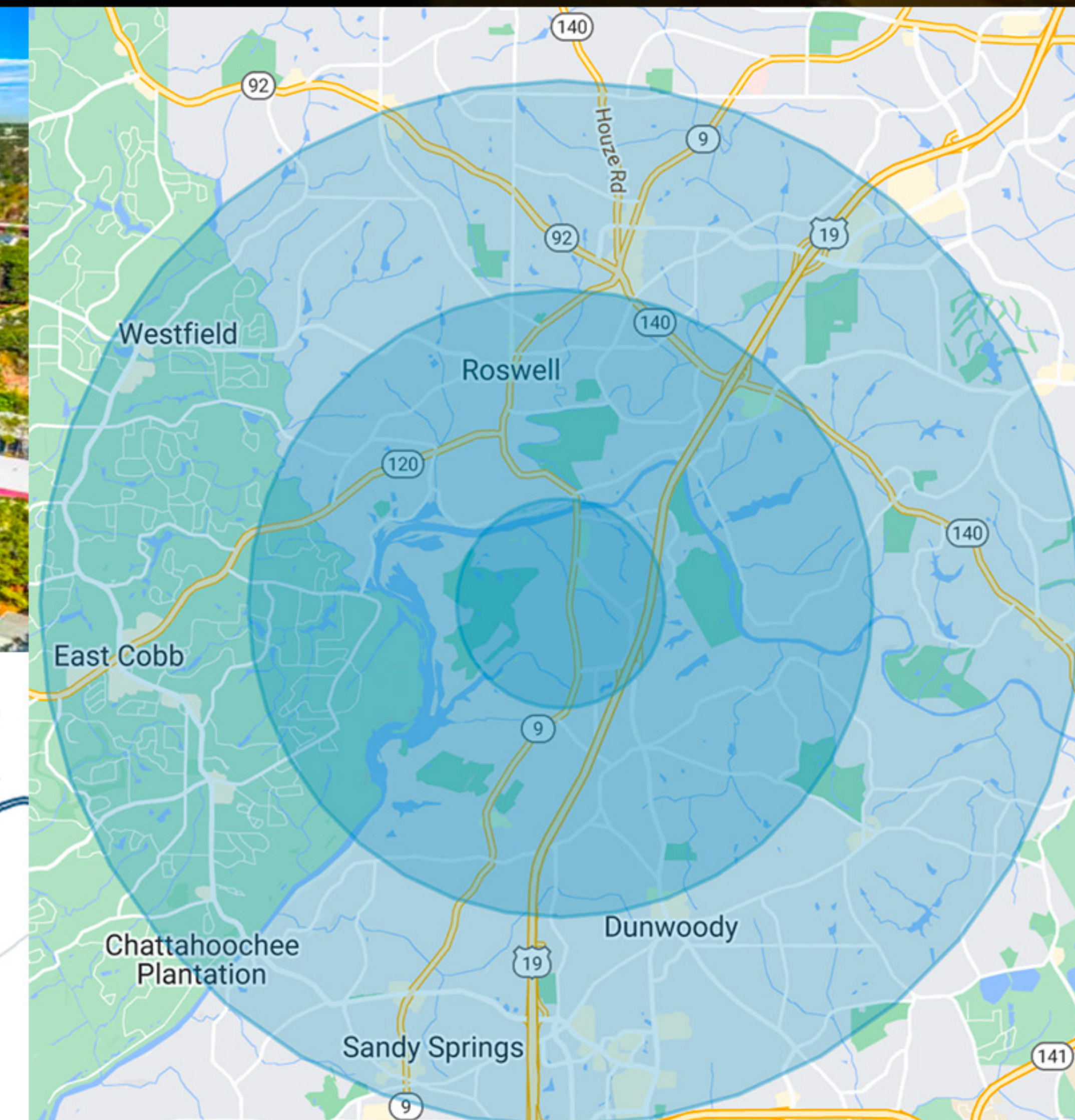


1 Mile	3 Mile	5 Mile
\$495,341	\$452,413	\$459,213



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SANDY SPRINGS

GEORGIA

Strategic Location:

Located 12 miles north of Atlanta with easy access to I-285 and GA-400.

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

Diverse Community: Population of over 110,000, fostering a vibrant business environment.

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.



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	Magic Soul Food	5,000	5.6%
905	Houndstown	4,970	5.6%
130	AVAILABLE	4,130	4.6%
710	Roundhouse Kickboxing	3,500	3.9%
530	Encore Salon Suites	3,250	3.6%
930	Spice House	2,689	3.0%
510	Foodies - N - Motion	2,310	2.6%
720	Master Pius Martial Arts	2,100	2.3%
730	Delectable Delights	2,100	2.3%
550	His Promise African Market	2,000	2.2%
330	Lit Fit Nutrition	2,000	2.2%
750	DivaDance	1,800	2.0%
120	Cloud 9 Smoke	1,766	1.9%
630	Native Pot	1,500	1.7%
310	Alpha Barber	1,325	1.5%
110	The Salvation Army	1,200	1.3%
470	Pearl Massage	1,200	1.3%
900	Rumo's Pool & Spa	1,700	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%



DELZA
PROPERTIES

Management - Development - Leasing

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Marietta, GA 30067

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