



# HAMMOND SPRINGS

5975 Roswell Road | Sandy Springs, GA 30328



Prime Sandy Springs Retail from 1,128 to 1,743 RSF  
at Hammond Drive and Roswell Road.

For leasing information, please contact:

**Josh Baine**

josh@simpsonorg.com | 404.872.3404

**Clayton Gunter**

clayton@simpsonorg.com | 404.543.3990

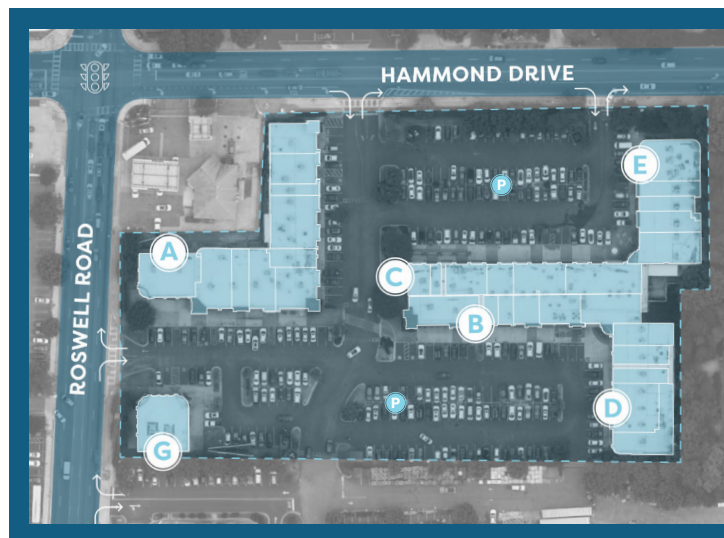
**Alexis Young**

alexis@simpsonorg.com | 404.907.3853

Owned, Managed and Leased by:



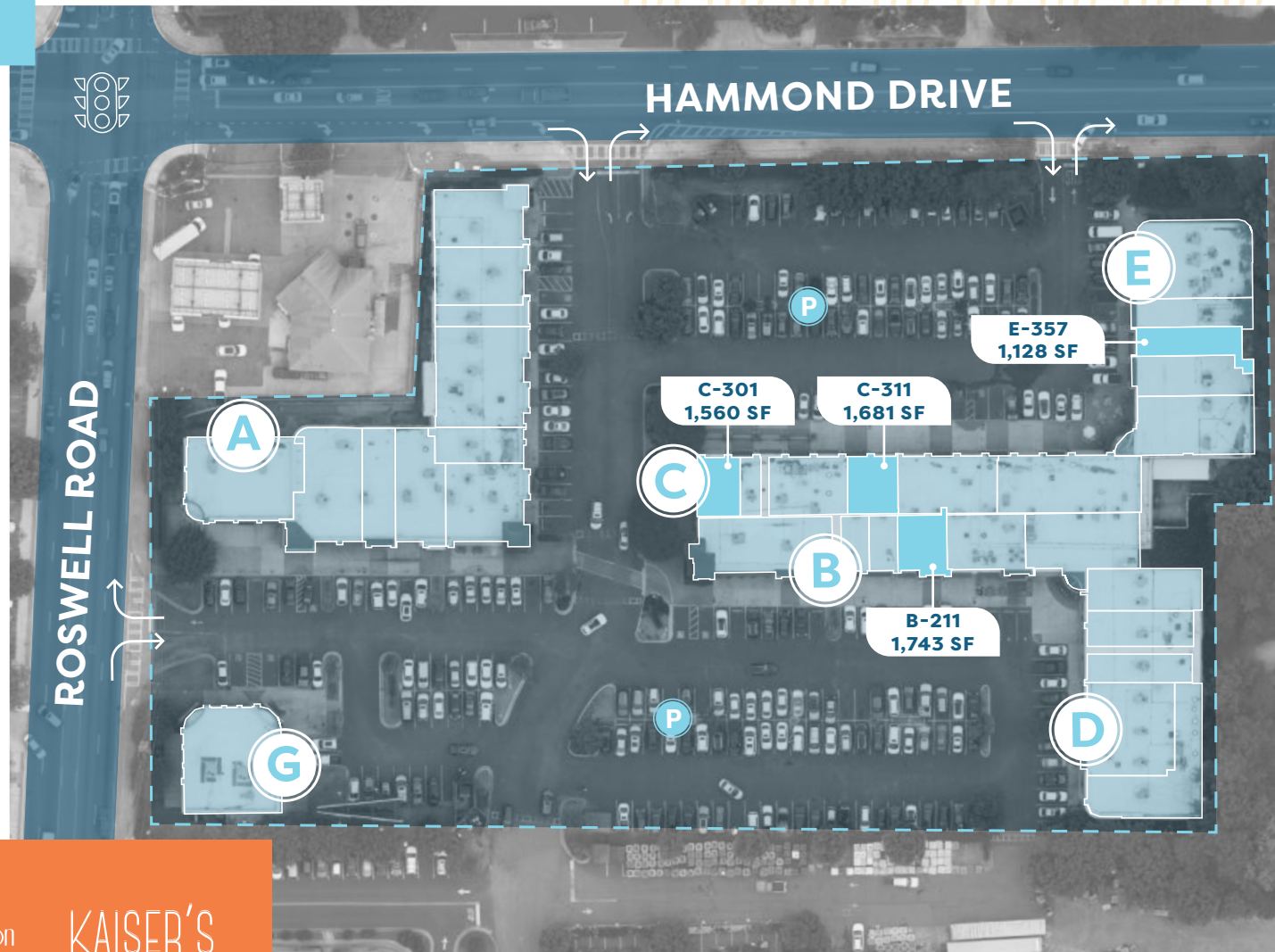
404.872.3990



# SITE PLAN

## Multi-building, 69,296 SF Retail Center

- Under the local ownership, leasing and management of The Simpson Organization
- Select signage opportunities on Roswell Road and Hammond Drive available
- Well rounded mix of distinct food & beverage, medical/health and professional service providers
- Wide sidewalks and complimentary parking
- Limited availability remains ranging from 1,128-1,743 SF



### Anchor Tenants:

THE  
PRIMARY CARE CENTER

Orangetheory  
FITNESS

allie & salon

KAISER'S  
CHOPHOUSE

JINYA  
RAMEN BAR

Stability  
Pilates & Physical Therapy

the  
Flying Biscuit  
cafe

the  
eye gallery

 **HAMMOND  
SPRINGS**

**Josh Baine**  
josh@simpsonorg.com  
404872.3404

**Clayton Gunter**  
clayton@simpsonorg.com  
404.543.3990

**Alexis Young**  
alexis@simpsonorg.com  
404.907.3853

Owned, Managed and Leased by:

 **THE SIMPSON ORGANIZATION**

# AREA OVERVIEW

## Location Highlights

- Premier Sandy Springs location north of I-285 at Hammond Drive and Roswell Road
- Morning-to-night customer traffic from Roswell, Sandy Springs, Buckhead and Brookhaven neighborhoods, as well as surrounding Central Perimeter workplaces
- In-town convenience for affluent Sandy Springs, Dunwoody and East Cobb neighborhoods
- Walkable environment with free surface parking for customer convenience
- Close proximity to City Springs featuring conference facilities, theatre performances, greenspace and a regular schedule of community events.



## Surrounding Workforce



Fortune No. 41



Fortune No. 190



Fortune No. 243



Fortune No. 332



Fortune No. 347



Fortune No. 469



Fortune No. 480



Fortune No. 664



Fortune No. 703



## Population

- Total: 110,779
- 7th largest city in Georgia
- Perimeter Center Business District Workforce: 123,000+
- 2020 Growth Rate: 0.90%



## Household

- Total Households: 45,833
- Median HH Income: \$127,507
- Median Age: 36.4 years



## Education

- Bachelors Degree of Higher: 62% of Sandy Springs Workforce



## HAMMOND SPRINGS

SHADOW ANCHORED BY:



## Traffic

- Roswell Road Traffic Count: 35.7K AADT 2017
- Hammond Drive Traffic Count: 11.8K AADT 2017



**Josh Baine**  
josh@simpsonorg.com  
404872.3404

**Clayton Gunter**  
clayton@simpsonorg.com  
404.543.3990

**Alexis Young**  
alexis@simpsonorg.com  
404.907.3853

Owned, Managed and Leased by:



THE SIMPSON ORGANIZATION

# CURRENT AVAILABILITIES

**TENANT**                      **SF**      **STE**

**BUILDING B**

Kaiser's Chophouse	4,990	B-201
The Raw Experience	969	B-205
Sharetea	1,028	B-209
<b>Available</b>	<b>1,743</b>	<b>B-211</b>
Jinya Ramen Bar	3,074	B-217
D. Gellar & Son Jeweler	3,995	B-225

**BUILDING C**

<b>Available</b>	<b>1,560</b>	<b>C-301</b>
Solera's Salon	720	C-305
Trusted Friend Animal Clinic	2,641	C-309
<b>Available</b>	<b>1,681</b>	<b>C-311</b>
Stability Pilates	3,298	C-333
Boutique Salon Flats	4,773	C-343

**BUILDING E**

Pisco Latin Kitchen	2,296	E-353
<b>Available</b>	<b>1,128</b>	<b>E-357</b>
Sugar Thread & Wax Studio	1,069	E-359
The Ship and Anchor Pub	2,846	E-361

