

FORMER LONGHORN STEAKHOUSE

6390 Roswell Rd, Sandy Springs, GA 30328



4,624 SF Available
2nd Generation Restaurant

PROPERTY HIGHLIGHTS

- 4,624 SF freestanding 2nd generation restaurant space
- Located at the intersection of Roswell Road & Vernon Woods Drive
- Right-in/right-out access on Roswell Road, full access on Cromwell Rd
- Dedicated freestanding pole sign fronting Roswell Road
- 45 parking spaces: 9.8 parks per 1,000 SF
- Prominent frontage and visibility to 28,500 VPD
- CX-3 Zoning (city of Sandy Springs)
- Average household incomes exceed \$145,000+ within a 1-mile radius and \$141,000+ within a 3-mile radius of site

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population Density | 13,098 | 94,479 | 223,340 |
| Average HH Income | \$145,723 | \$141,624 | \$144,648 |
| Daytime Employees | 10,063 | 110,860 | 172,542 |

EXCLUSIVE AGENT
PATRICK BENTLEY
patrick@highpoint-realestate.com
770.462.0055



Site Plan | 6390 Roswell Rd, Sandy Springs, GA 30328



