

Sandy Springs Crossing

Atlanta, Georgia

6690 Roswell Road, Atlanta, GA 30328

- 750 - 9,953 sf available
- Located in Sandy Springs at the heavily trafficked intersection of Abernathy Road and Roswell Road
- Close proximity to GA 400, Mercedes-Benz headquarters and the Perimeter center office market containing 33 million square feet
- Easy access to Buckhead and Downtown Atlanta
- Area retailers include Publix, Kroger, Trader Joe's, Target, Marshalls, Lowe's and more



KEY TENANTS

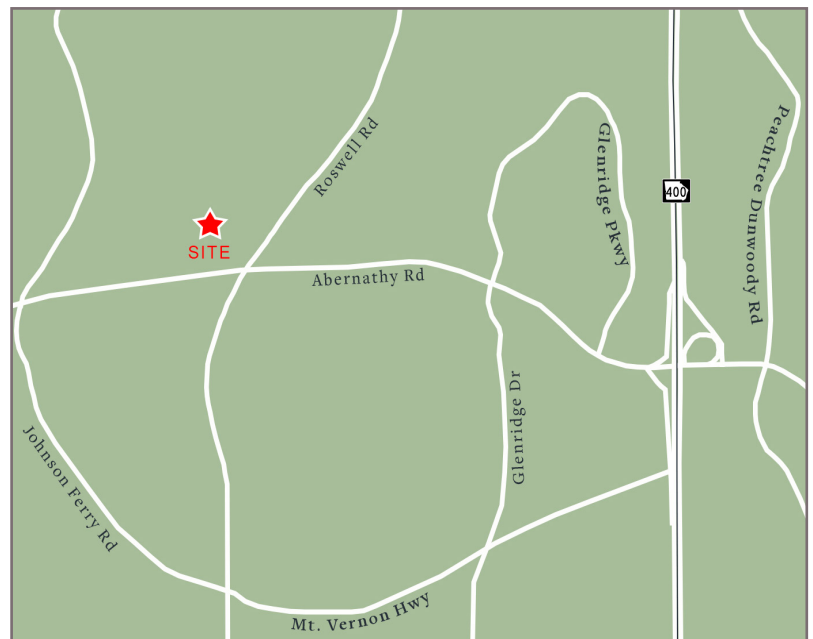
LA Fitness and Salons by JC.

TRAFFIC COUNTS

| | | |
|----------------|--------|------|
| Abernathy Road | 40,900 | AADT |
| Roswell Road | 33,100 | AADT |

DEMOGRAPHICS

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population | 12,713 | 98,210 | 223,128 |
| Households | 6,058 | 45,450 | 97,574 |
| Avg HH Income | \$175,243 | \$165,100 | \$198,631 |
| Daytime Pop | 7,890 | 134,597 | 211,796 |



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| Tenant | Sf | Ste | | | |
|----------------------|--------|---------|------------------|--------------|-------------|
| Milan Nail Salon | 3,000 | 100 | VRAI Aesthetics | 2,275 | 510 |
| LA Fitness | 49,988 | 200 | Available | 1,625 | 530 |
| Allstate Insurance | 750 | 310 | Club Champion | 2,512 | 540 |
| Available | 750 | 320 | Available | 3,013 | 550 |
| Heritage Cleaners | 750 | 330 | Available | 7,695 | 1100 |
| Perk N Pooch | 4,900 | 340/360 | Nori Nori | 9,000 | 2110 |
| Salons by JC | 5,395 | 404 | Aldo's | 3,674 | 2120 |
| Nowak's | 4,000 | 410 | Available | 1,500 | 1210 |
| The Reserve List | 6,982 | 415 | Available | 5,057 | 1220 |
| Rockler Retail Group | 10,000 | 450 | Available | 9,953 | 2200 |

