



Huntridge Center

2,400 SF Retail/Restaurant/Office Space in Sandy Springs

8540 Roswell Rd. Atlanta, GA 30350



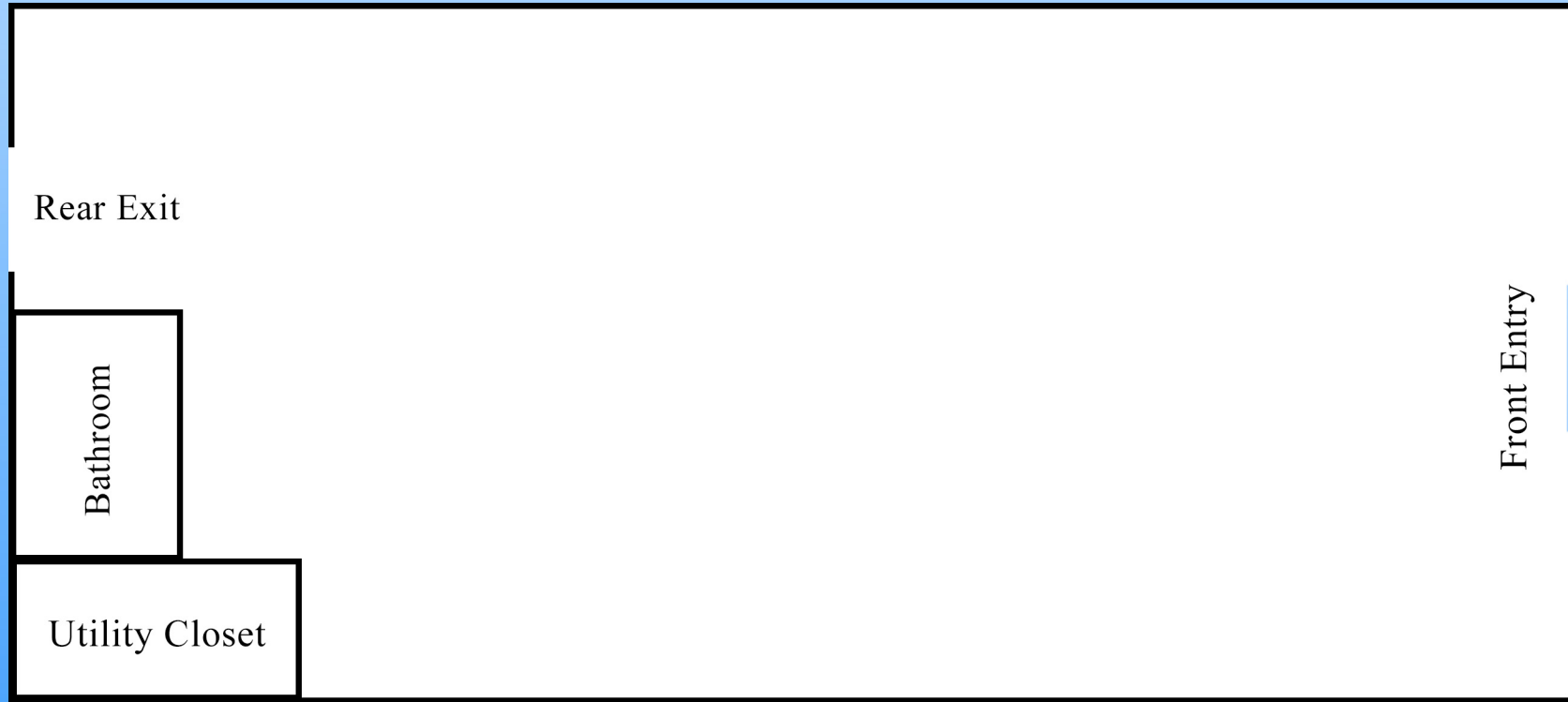
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PHOTOS



FLOOR PLAN



30' Frontage

80' Deep

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



HUNTRIDGE CENTER

8540 Roswell Rd.



#100	#200	#300	#400	#500	#600	#700	#800
							
5,000 SF	2,400 SF	1,600 SF	3,000 SF	1,730 SF	1,400 SF	1,300 SF	1,940 SF

Suite #	Tenant Name	GLA (SF)	GLA (%)
100	Oasis Cleaners	4,600	25.7%
200	AVAILABLE	2,400	13.4%
300	Jo Jo's Wings & Grill	1,600	8.9%
400	Cafe Istanbul	3,000	16.8%
500	Pawn Express	1,700	9.5%
600	H&R Block	1,360	7.6%
700	Perfect Distraction	1,300	7.3%
800	ENZO Japanese Restaurant	1,940	10.8%





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.

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