

# RIVER SPRINGS CENTER 1,766 sf

8610 Roswell Rd. Suite #900 Sandy Springs, GA 30350

AVAILABLE



## Ultra Strong Demographics

221, 845 Residents in 5 Mile Radius



## Great Visibility and Access

Over 44,000 VPD on Roswell Road



## Sits next to top 5% Dollar Tree Store



## Affluent Neighborhood

Household Income = \$137,500+



Sandy Springs Was Recently Ranked 10th Best City for Millennials In America!





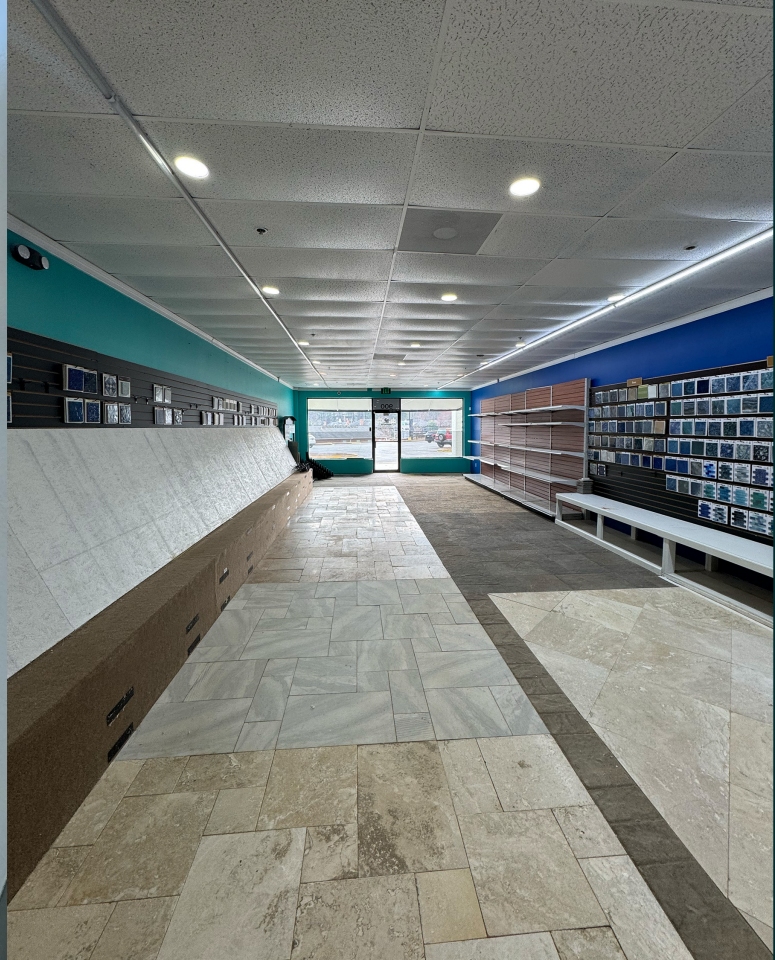
# Suite Details

Square Feet 1,766

PSF \$34.50 + NNN

Lease Term Negotiable





# DEMOGRAPHICS

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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

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## Population Density



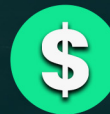
1 Mile	3 Mile	5 Mile
12,678	80,604	224,443

## 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



## Sandy Springs, Georgia

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

**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.

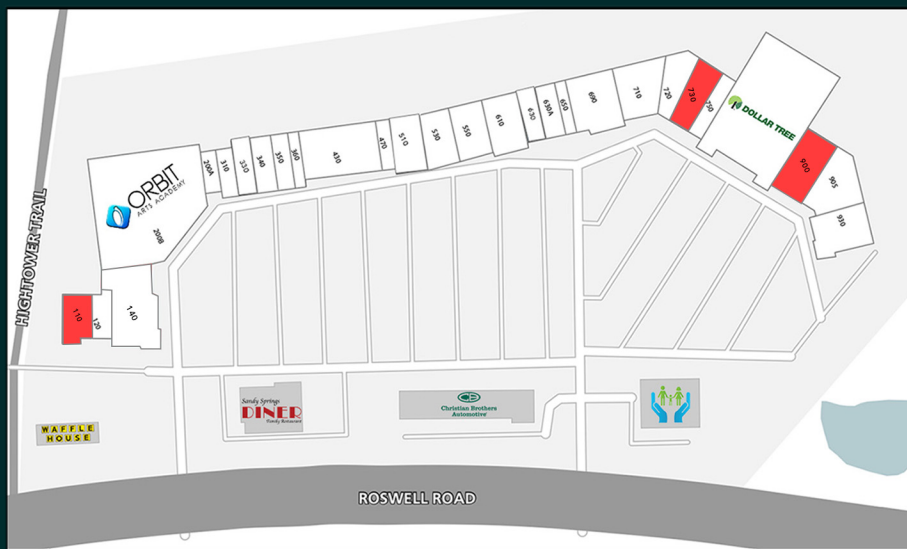
**Recreational Opportunities:** Features 22 miles of the Chattahoochee River and over 950 acres of parkland for diverse activities.

## Property Location

Strategically positioned along the high-traffic Roswell Road corridor in Sandy Springs, one of Metro Atlanta's most affluent and densely populated submarkets.

Located within the North End Redevelopment corridor, offering strong long-term upside driven by planned mixed-use growth and continued area reinvestment.

An exceptional opportunity for national brands and local concepts to establish or expand their presence in a thriving, high-growth market.



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	StarLight Lounge & Grill	5,000	5.6%
905	Houndstown	4,970	5.6%
130	Crave Kitchen & Bistro	4,130	4.6%
710	Run and Hop Sandy Springs	3,500	3.9%
530	Encore Salon Suites	3,250	3.6%
930	CaSa	2,689	3.0%
510	Foodies - N - Motion	2,310	2.6%
720	Master Pius Martial Arts	2,100	2.3%
730	AVAILABLE	2,100	2.3%
550	His Promise African Market	2,000	2.2%
330	Cleopatra Tattoo	2,000	2.2%
750	DivaDance	1,800	2.0%
120	Cloud 9 Smoke	1,766	1.9%
630	Buka Restaurant	1,500	1.7%
310	Alpha Barber	1,325	1.5%
110	AVAILABLE	1,200	1.3%
470	Pearl Massage	1,200	1.3%
900	AVAILABLE	1,766	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%



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