



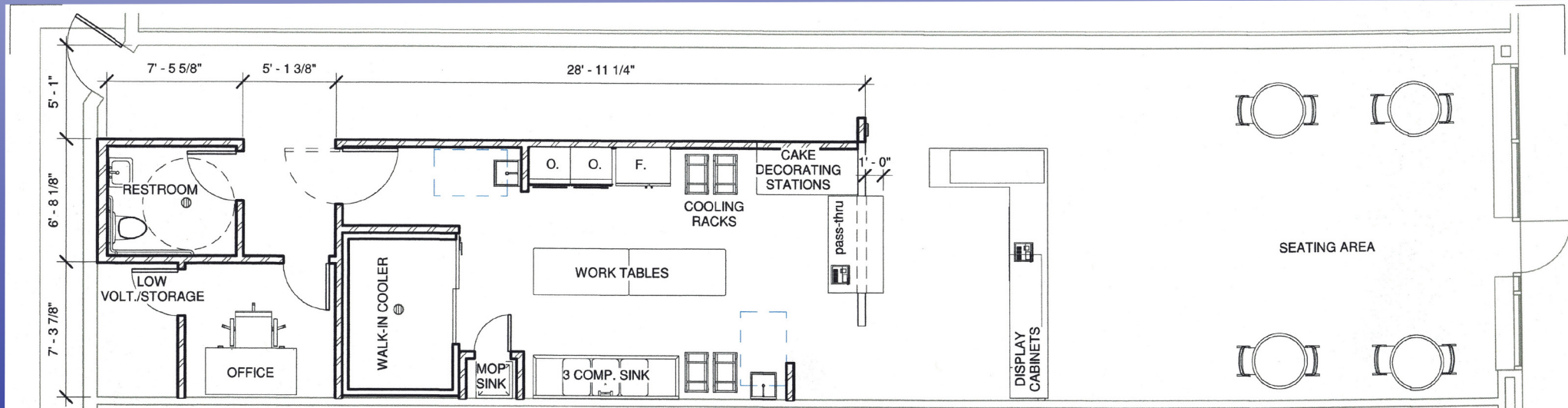
River Springs Center

8610 Roswell Rd. Sandy Springs, GA 30350

2,100 sf Restaurant Space Available

PHOTOS





FLOOR PLAN

PHOTOS



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

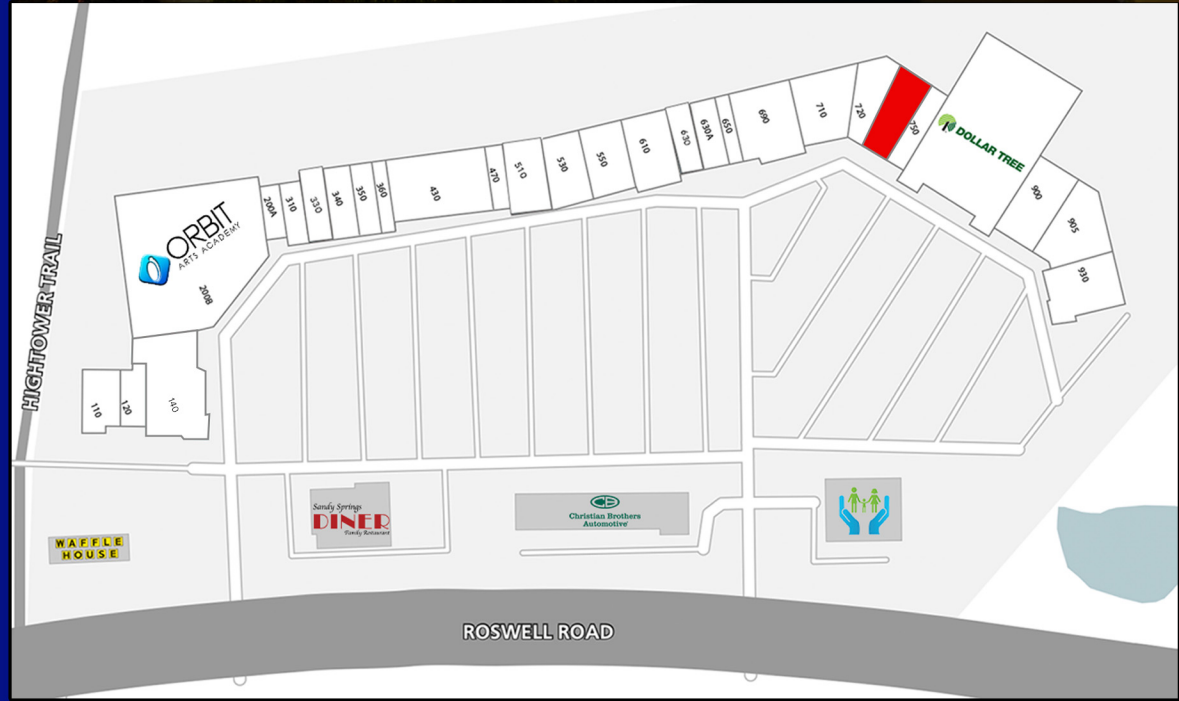
1 Mile	3 Mile	5 Mile
12,678	80,604	224,443

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



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	5,000	5.6%
905	Houndstown	4,970	5.6%
130	Crave Kitchen	4,130	4.6%
710	Roundhouse Kickboxing	3,500	3.9%
530	Encore Salon Suites	3,250	3.6%
950	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	Dreamz Always Come True	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	The Salvation Army	1,200	1.3%
470	Pearl Massage	1,200	1.3%
900	Rumo's Pool & Spa	1,700	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%





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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