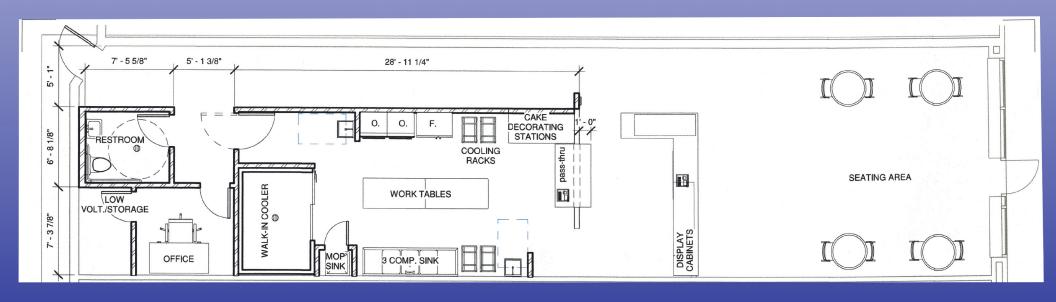


2,100 sf Restaurant Space Available





# **FLOOR PLAN**

## **DEMOGRAPHICS**

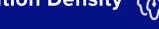
• Several Fortune 500 and 1,000 companies are headquartered in Sandy Springs, including UPS and Newell Brands

**GA DOT Traffic Counts:** 

Roswell Rd. - 32,335 AADT

Turner McDonald Pkwy. - 44,406 AADT

## Population Density (8)



1 Mile 3 Mile 5 Mile

12,678 80,604 224,443

#### **Average HH Income**



1 Mile 3 Mile 5 Mile

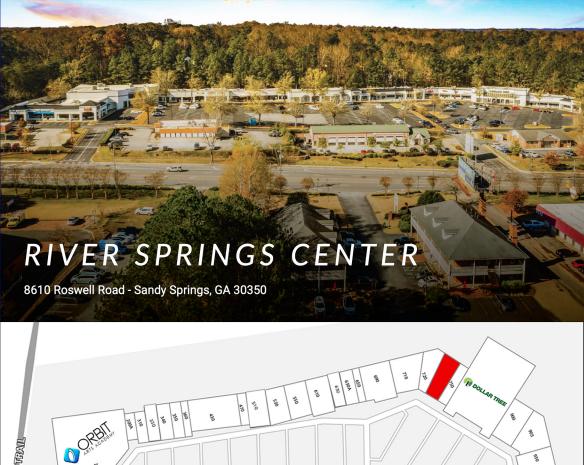
\$98,348 \$125,556 \$142,697

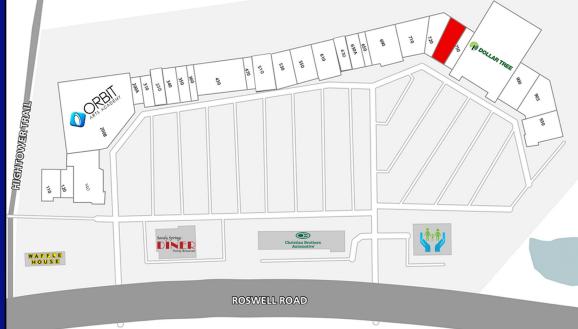
#### Average House Value (§)



1 Mile 3 Mile 5 Mile

\$495,341 \$452,413 \$459,213





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         Magic Soul Food         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         AVALABLE         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%	Suite #	Tenant Name	GLA (SF)	GLA (%)
430         Tony's Sports Bar & Grill         6,930         7.7%           690         Magic Soul Food         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         Foodles - N - Motion         2,310         2.6%           720         Master Pius Martial Arts         2,100         2.3%           730         AVAILABLE         2,100         2.3%           750         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%	800	Dollar Tree	14,640	16.3%
690         Magic Soul Food         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%           730         AVAILABLE         2,100         2,2%           750         His Promise African Market         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%           610         V	200	Orbit Theatrical	17,200	19.2%
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 <td>430</td> <td>Tony's Sports Bar &amp; Grill</td> <td>6,930</td> <td>7.7%</td>	430	Tony's Sports Bar & Grill	6,930	7.7%
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       AVALABLE       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%         350	690	Magic Soul Food	5,000	5.6%
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 <td>905</td> <td>Houndstown</td> <td>4,970</td> <td>5.6%</td>	905	Houndstown	4,970	5.6%
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	130	Crave Kitchen	4,130	4.6%
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         1,700         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% <t< td=""><td>710</td><td>Roundhouse Kickboxing</td><td>3,500</td><td>3.9%</td></t<>	710	Roundhouse Kickboxing	3,500	3.9%
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%	530	Encore Salon Suites	3,250	3.6%
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%	950	CaSa	2,689	3.0%
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%	510	Foodies - N - Motion	2,310	2.6%
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%	720	Master Pius Martial Arts	2,100	2.3%
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%	730	AVAILABLE	2,100	2.3%
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%	550	His Promise African Market	2,000	2.2%
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%	330	Dreamz Always Come True	2,000	2.2%
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%	750	DivaDance	1,800	2.0%
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%	120	Cloud 9 Smoke	1,766	1.9%
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%	630	Buka Restaurant	1,500	1.7%
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%	310	Alpha Barber	1,325	1.5%
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%	110	The Salvation Army	1,200	1.3%
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%	470	Pearl Massage	1,200	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%	900	Rumo's Pool & Spa	1,700	1.9%
340       Income Tax Office       1,150       1.3%         350       Noli Nails Salon       1,060       1.2%         360       Wave Hair Design       870       1.0%	610	Vivi's Fashion World	1,160	1.3%
350       Noli Nails Salon       1,060       1.2%         360       Wave Hair Design       870       1.0%	630	Roswell Upholstery	1,200	1.3%
360 Wave Hair Design 870 1.0%	340	Income Tax Office	1,150	1.3%
	350	Noli Nails Salon	1,060	1.2%
650 Ahma Hair Braiding 840 0.9%	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

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.

#### JOSH AHLZADEH

Leasing Director Josh@DelzaProperties.com 404.580.8885 (Cell)

### **DELZA PROPERTIES**

2470 Windy Hill Rd. SE, STE 256 Marietta, GA 30067 Office@delzaproperties.com

