

RIVER SPRINGS CENTER

8610 Roswell Rd. Suite #610 Sandy Springs, GA 30350

1,160 sf
AVAILABLE



Ultra Strong Demographics
221, 845 Residents in 5 Mile Radius



Great Visibility and Access
Over 44,000 VPD on Roswell Road



Versatile Space
Ideal for retail, service, or office



Affluent Neighborhood
Household Income = \$137,500+



Established Center
Strong tenant mix and steady customer traffic





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



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.

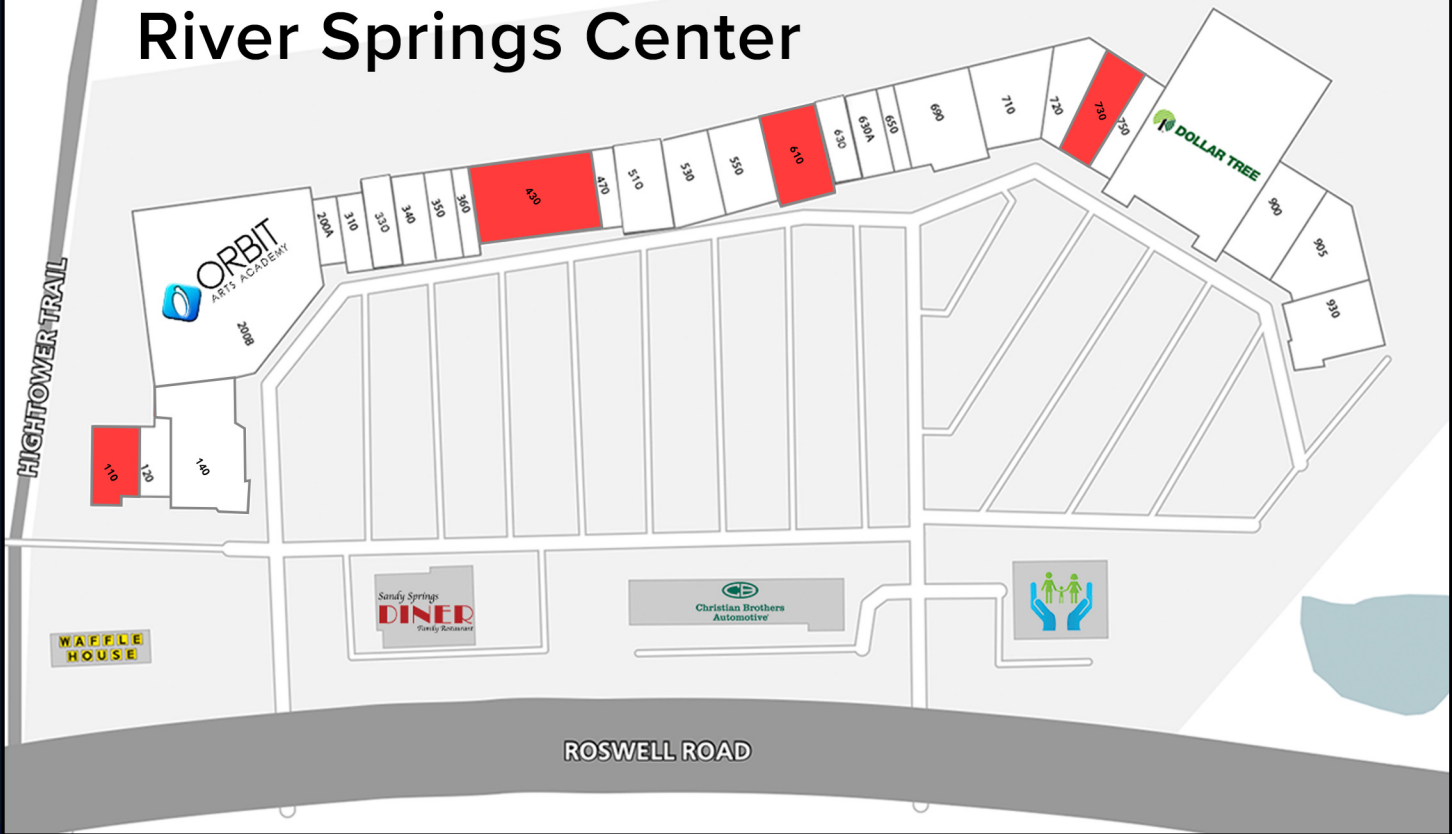
Property Location

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.

River Springs Center



Suite #	Tenant Name	GLA (SF)
800	Dollar Tree	14,640
200	Orbit Theatrical	17,200
430	AVAILABLE	6,930
690	StarLight Lounge & Grill	5,000
905	Houndstown	4,970
130	Crave Kitchen & Bistro	4,130
710	Run and Hop Sandy Springs	3,500
530	Encore Salon Suites	3,250
930	CaSa	2,689
510	Foodies - N - Motion	2,310
720	Master Pius Martial Arts	2,100
730	AVAILABLE	2,100
550	His Promise African Market	2,000
330	Cleopatra Tattoo	2,000
750	Sassy Squad Studios	1,800
900	Dabbers Gaming Cafe	1,766
120	Cloud 9 Smoke	1,766
630	Buka Restaurant	1,500
310	Alpha Barber	1,325
110	AVAILABLE	1,200
470	Pearl Massage	1,200
630	Roswell Upholstery	1,200
610	AVAILABLE	1,160
340	Income Tax Office	1,150
350	Noli Nails Salon	1,060
360	Wave Hair Design	870
650	Ahma Hair Braiding	840
OP1	Waffle House	1,845
OP2	Sandy Springs Diner	2,998
OP3	Christian Brothers Automotive	5,360
OP4	Sandy Springs Family Medicine	3,551





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