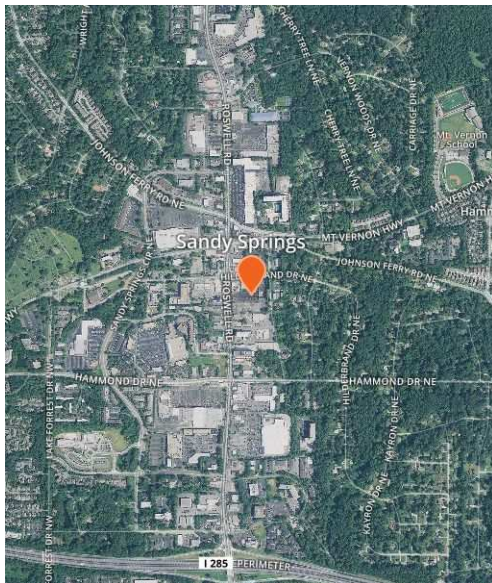


FOR LEASE

MODERA SANDY SPRINGS

6125 Roswell Road, Sandy Springs GA 30328 | Fulton



HIGHLIGHTS:

- Strategically located on Roswell Road in the heart of Sandy Springs City Center District
- Mixed-use development with approximately 25,000 SF of restaurant & retail space available
- 1,359 SF with drive-thru opportunity
- Outstanding visibility and ample parking
- Multiple entrances/exits and easy access to a signalized intersection on Roswell Road
- On-site 340 upscale multi-family units & fully fenced dog park open to the public
- Easy access to I-285 (.6 mile) and GA-400 (1.22 miles)
- GA DOT Traffic Counts: Roswell Rd - 37,900 AADT

DEMOGRAPHICS:

1 MILE	2 MILE	3 MILE
Population		
12,309	86,587	215,813
Daytime Population		
15,991	125,931	232,255
Average HH Income (\$)		
92,993	124,956	125,893

For More Information, Contact Exclusive Agent(s):

Alan Shaw • alan.shaw@tscg.com • 770-955-2434

Drew Lewis • drew.lewis@tscg.com • 770-955-2434



Demographics: Esri 2016. No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

CHAINLINKS
RETAIL ADVISORS

MODERA SANDY SPRINGS

6125 Roswell Road, Sandy Springs GA 30328 | Fulton



A	Casi Cielo	4,500	F	The Local Pizzaiolo	2,400
B	Available	2,859	G	Available	3,295
C	Available	1,800	H	Available	4,354
D	Available	1,154	J	Available	1,359
E	Available	3,330			

For More Information, Contact Exclusive Agent(s):

Alan Shaw • alan.shaw@tscg.com • 770-955-2434

Drew Lewis • drew.lewis@tscg.com • 770-955-2434



