

# 234 Hilderbrand Drive

Sandy Springs, Georgia 30328

Ackerman Retail

RESTAURANT  
SPACE  
FOR LEASE

NOW AVAILABLE FOR LEASE  
5,955 SF

## PROPERTY HIGHLIGHTS

- 5,955 SF (3,353 SF Main Level), second-generation restaurant space
- Located near signalized intersection of Roswell Rd & Hilderbrand Dr
- Prime location in heart of Sandy Springs
- Less than ½ mile from \$230M City Springs mixed-use development
- 217,791 employees within 5 mile radius
- Surrounded by major retailers: Whole Foods, Kroger, Trader Joe's and Lowe's



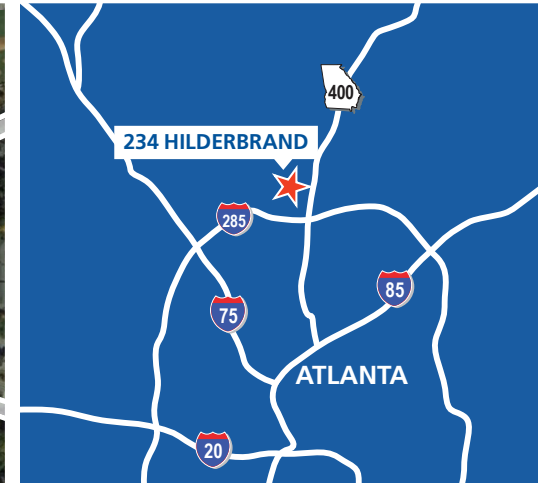
COURTNEY BRUMBELOW

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## AREA DEMOGRAPHICS (2019):



POPULATION

1-MILE	10,656
3-MILE	90,510
5-MILE	222,149



HOUSEHOLDS

1-MILE	4,899
3-MILE	42,346
5-MILE	104,203



AVG HH INCOME

1-MILE	\$107,295
3-MILE	\$140,503
5-MILE	\$145,457

## LEASING CONTACT:

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