



190 SANDY SPRINGS PLACE

FOR SALE OR LEASE



900 CIRCLE 75 PKWY | SUITE 720 | ATLANTA, GA 30339

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190 SANDY SPRINGS PLACE

ADDRESS

190 Sandy Springs Pl NE | Atlanta, GA 30328

SQUARE FOOTAGE

5,000 SF

TAX ASSESSOR'S PARCEL

17 008900081032

ACERAGE

0.5 AC

ZONING

C-1C

YEAR BUILT

1987

FREEWAY ACCESS

I-285 & GA-400

CONSTRUCTION TYPE

Masonry

NUMBER OF STORIES

2

PARKING

Up to 61 Shared Spaces

SALE PRICE

\$835,000 (\$167.00/SF)

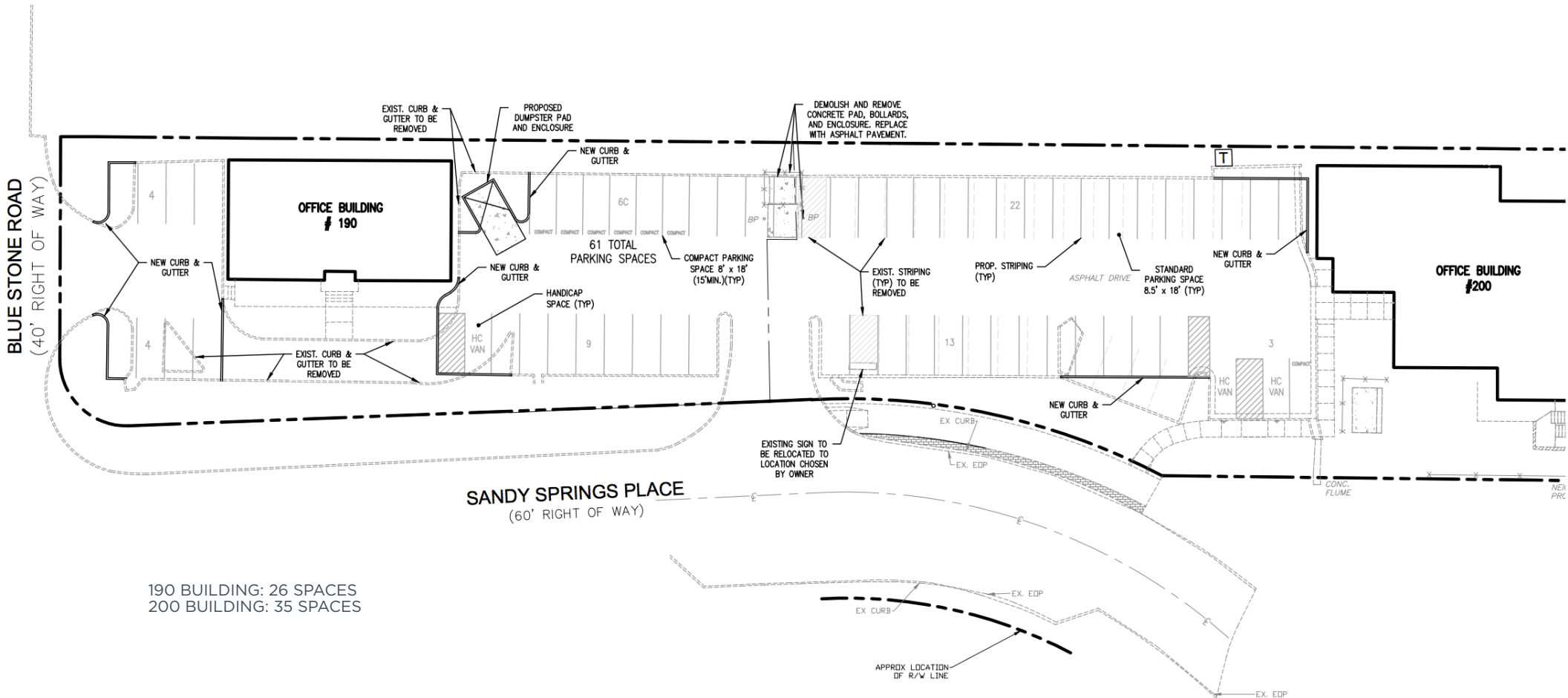
LEASE PRICE

Inquire

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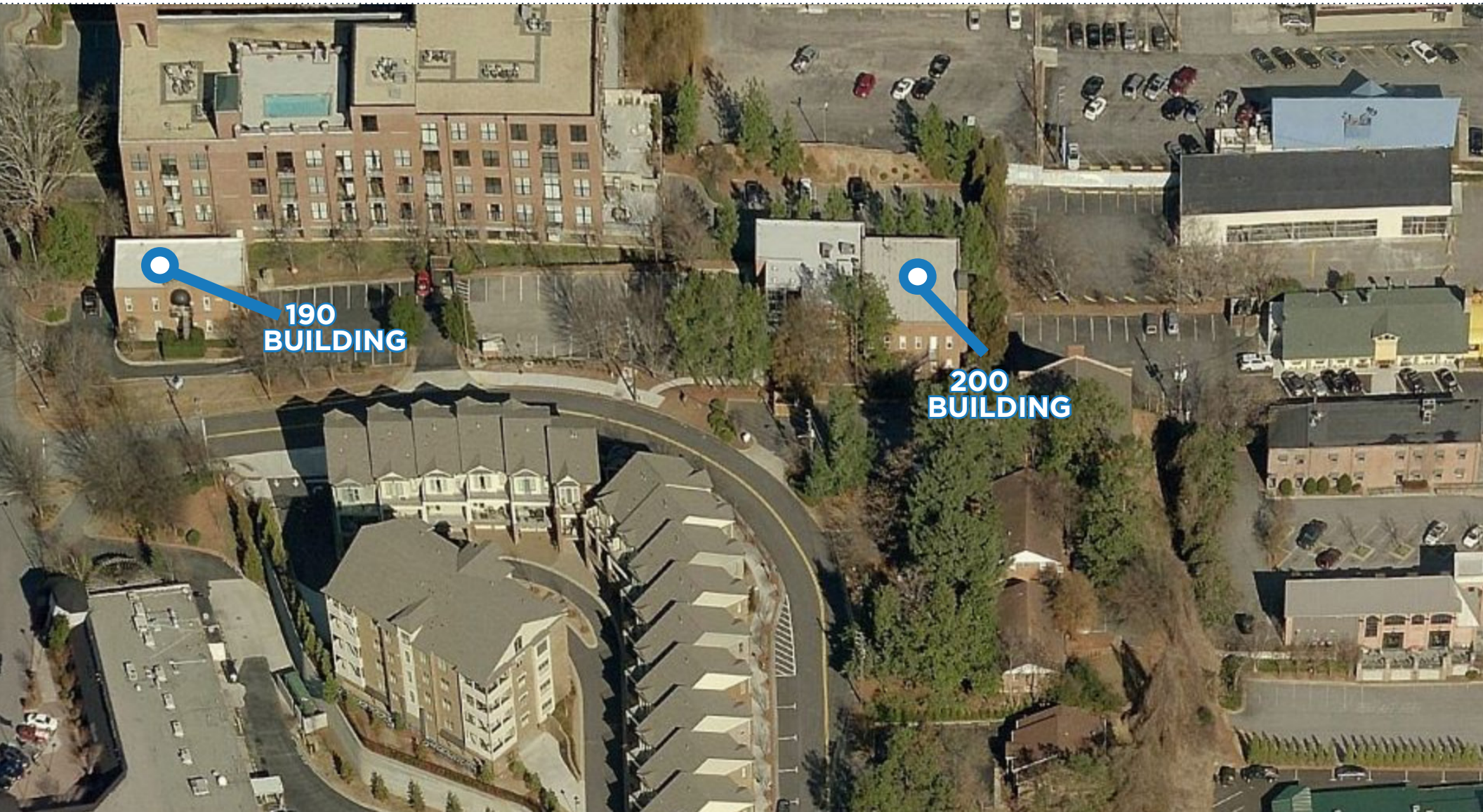
- Rare ownership opportunity in the heart of Sandy Springs
- Redevelopment opportunity
- Immediate income from short term tenants
- Building facade signage available
- Walking distance to your favorite restaurants and shops
- Short walk to the new Sandy Springs City Center
- Parking income opportunity

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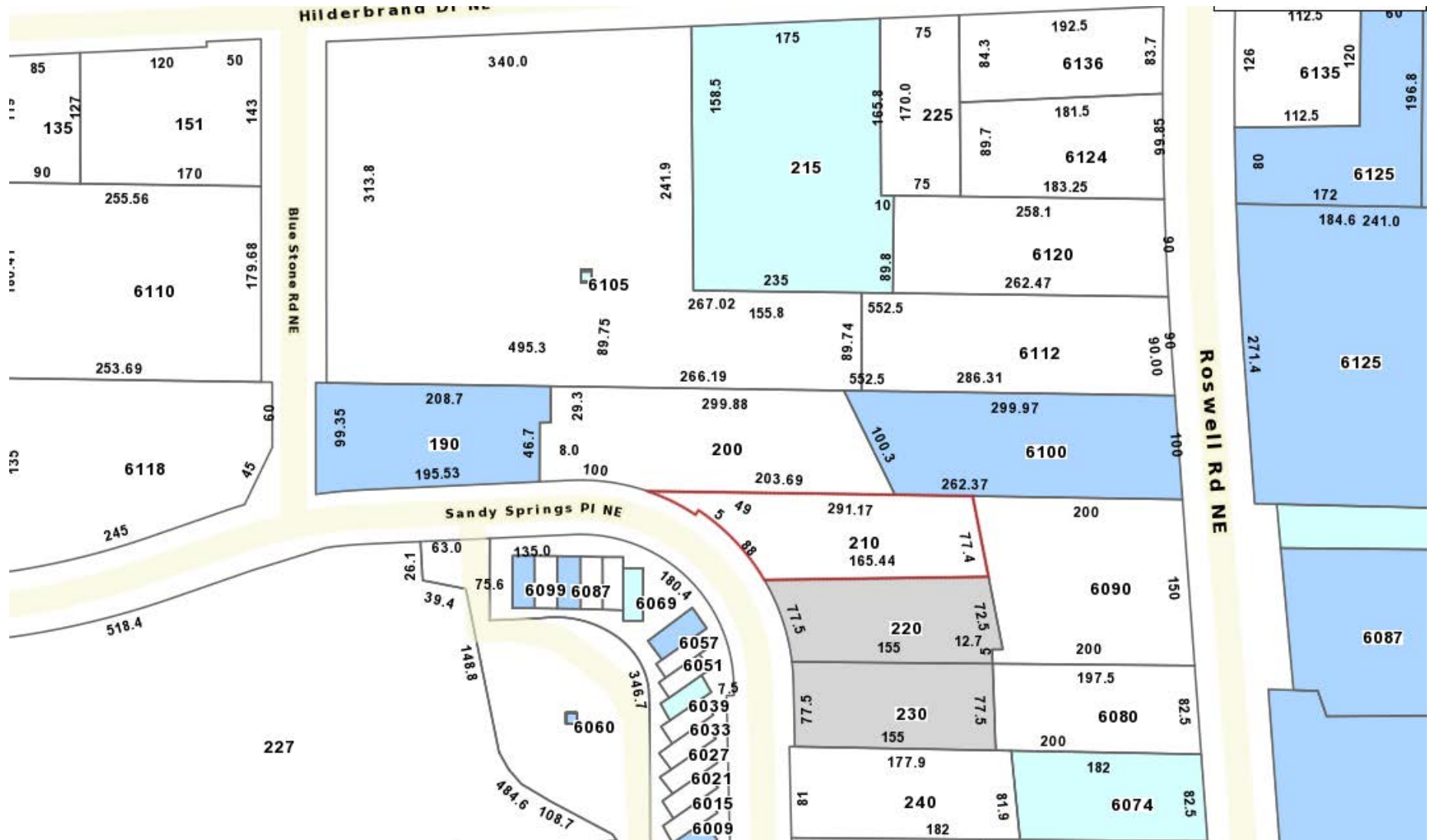


190 BUILDING: 26 SPACES
200 BUILDING: 35 SPACES

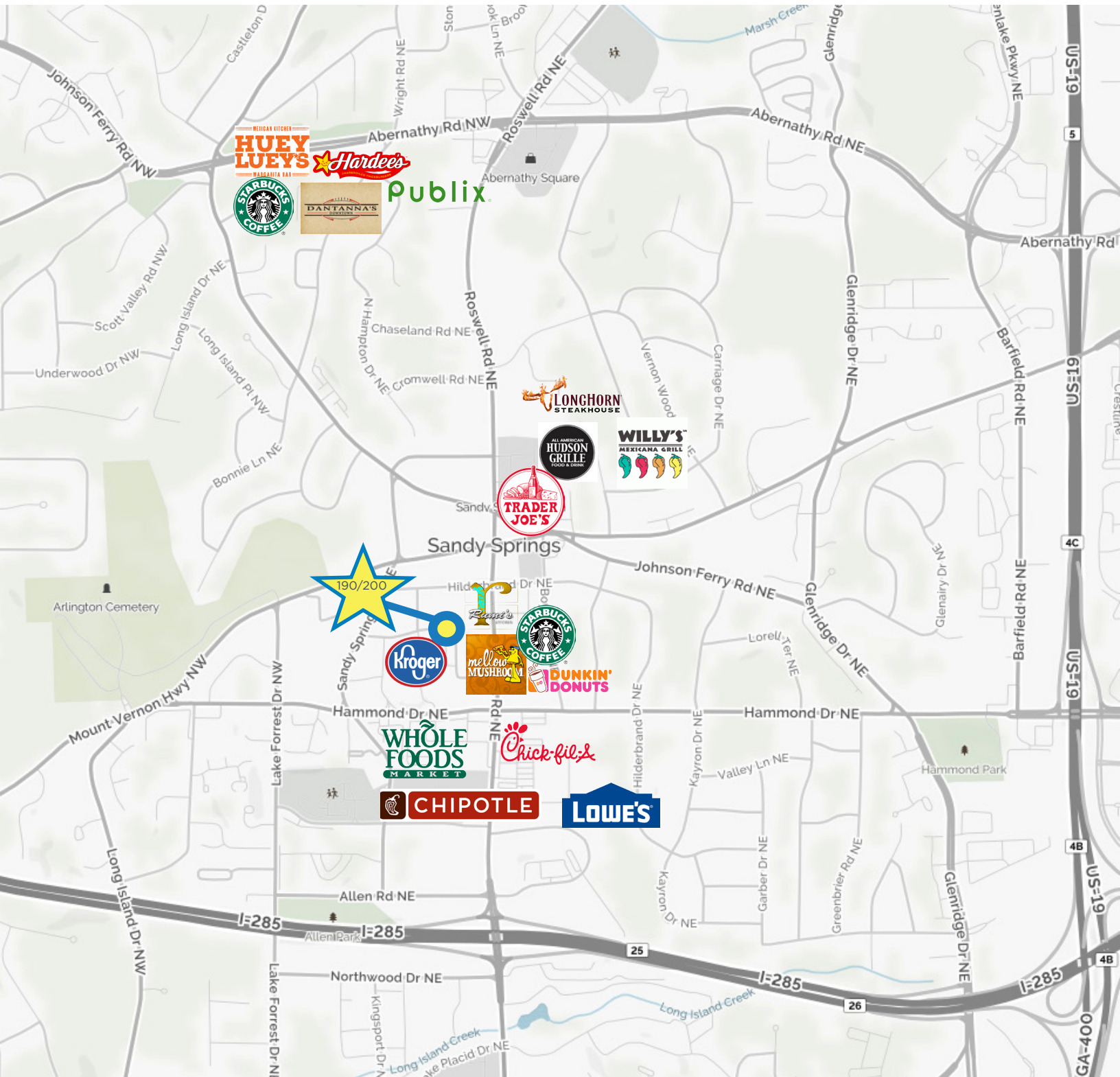
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The Sandy Springs market is located directly north of the city of Atlanta. Sandy Springs is part of the Metro-Atlanta area. Highway access can be obtained via I-285 and GA-400.

“In 2012, the City Council adopted a Master Plan to create the City’s downtown area. The Community Vision: promote community interaction - creating a safe and welcoming area for all residents.

- Create a unique, vibrant, walkable city-center rich in amenities
- Catalyze significant market-driven private investment in a walkable, mixed-use development that introduces dining and entertainment options
- Create a comprehensive infrastructure to support the city center
- Create an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity
- Introduce a green space network that accommodates a variety of activities

September 2014, the Sandy Springs City Council approved the Site Development Plan which includes government offices, a performing arts center and studio theatre/meeting space, an on-site park, & residential and retail components.”

AREA DEMOGRAPHICS

1 MILE

Population: 11,856
 Household Income: \$55,181
 Number of Households: 5,065

3 MILES

Population: 85,397
 Household Income: \$79,105
 Number of Households: 38,559

5 MILES

Population: 215,528
 Household Income: \$80,451
 Number of Households: 97,640

