

# MODERA SANDY SPRINGS

6125 Roswell Road, Atlanta, GA 30328

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Strategically located on Roswell Road in the heart of Sandy Springs City Center District



### PROPERTY HIGHLIGHTS

- Mixed-use development with approximately 25,000 SF of restaurant & retail space available
- 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	3 MILES	5 MILES
Population	11,324	87,431	223,064
Daytime Population	18,027	172,624	324,534
Average Household Income (\$)	106,500	138,997	138,925

### EXCLUSIVE AGENT(S)

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## SITE PLAN



			UNAVAILABLE				AVAILABLE
SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE		
A	Casi Cielo Mexican Cuisine	4,500 SF	G	District M Sushi	3,295 SF		
<b>B</b>	<b>Available</b>	<b>2,563 SF</b>	H	F45 Training	4,354 SF		
C-D	Parisian Spa & Nail Bar	3,250 SF	I	Clean Juice	1,295 SF		
E	C&S Seafood + Oyster Bar	3,401 SF	<b>J</b>	<b>Available</b>	<b>1,359 SF</b>		
F	Okiboru Ramen	1,947 SF					

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## ADDITIONAL PHOTOS



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