retail SPECIALISTS

FOR LEASE

SANDY PLAINS VILLAGE

WOODSTOCK RD (SR 92) & SANDY PLAINS RD, ROSWELL, GA 30075

- Located in the affluent Sandy Plains retail corridor along SR 92 (Woodstock Rd) with average household incomes of $126,498
- Sandy Plains Village offers superior street vsibility and traffic volumes exceeding 48,000 vehicles per day
- Join Movie Tavern, Dollar Tree, Great Clips, UPS Store and an excellent line up of restaurants including Lucia's, Chopstix Sushi House, Dunkin, El Jinete and The Freakin Incan Peruvian restaurant
- **ANCHORS** Ignite Adventure Park, Movie Tavern and Dollar Tree
- **GLA** 173,975 SF
- **AVAILABLE** Suites ranging from 1,000 SF to 5,000 SF

POPULATION	AVG HH INCOME	TRAFFIC
85,378	$ 126,498	48,200 VPD

*5 MILE RADIUS | SITES USA | GDOT

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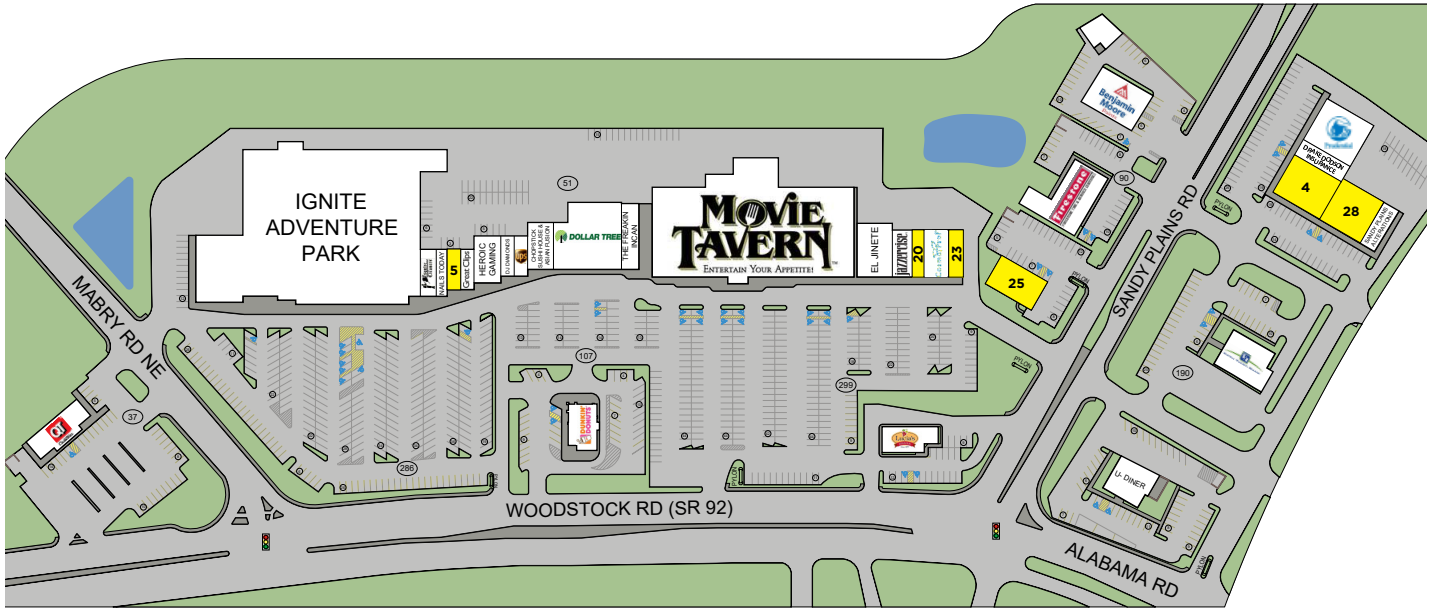
SITE PLAN



01	IGNITE ADVENTURE PARK	67,009
03	ESQUIRE CLEANERS	1,660
04	NAILS TODAY	1,140
05	AVAILABLE	1,200
06	GREAT CLIPS	1,200
07	HEROIC GAMING	2,800
08	DJ DIAMONDS	1,200
09	THE UPS STORE	1,200
10	CHOPSTIX SUSHI HOUSE & ASIAN FUSION	2,700
11	DOLLAR TREE	9,500
13	THE FREAKIN INCAN	2,670
17	MOVIE TAVERN	44,091
18	EL JINETE	4,200
19	JAZZERCISE	2,100
20	AVAILABLE	1,050
21	COSMOPROF	2,800
23	AVAILABLE	1,400
24	LUCIA'S ITALIAN RESTAURANT	2,565
25	AVAILABLE	2,565
26	DUNKIN DONUTS	2,500
1	PRUDENTIAL GEORGIA REALTY	6,175
3	DRAKE DODSON INSURANCE	1,000
4	AVAILABLE	4,880
7	SANDY PLAINS ALTERATIONS	1,470
28	AVAILABLE	4,900

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AERIAL FACING EAST

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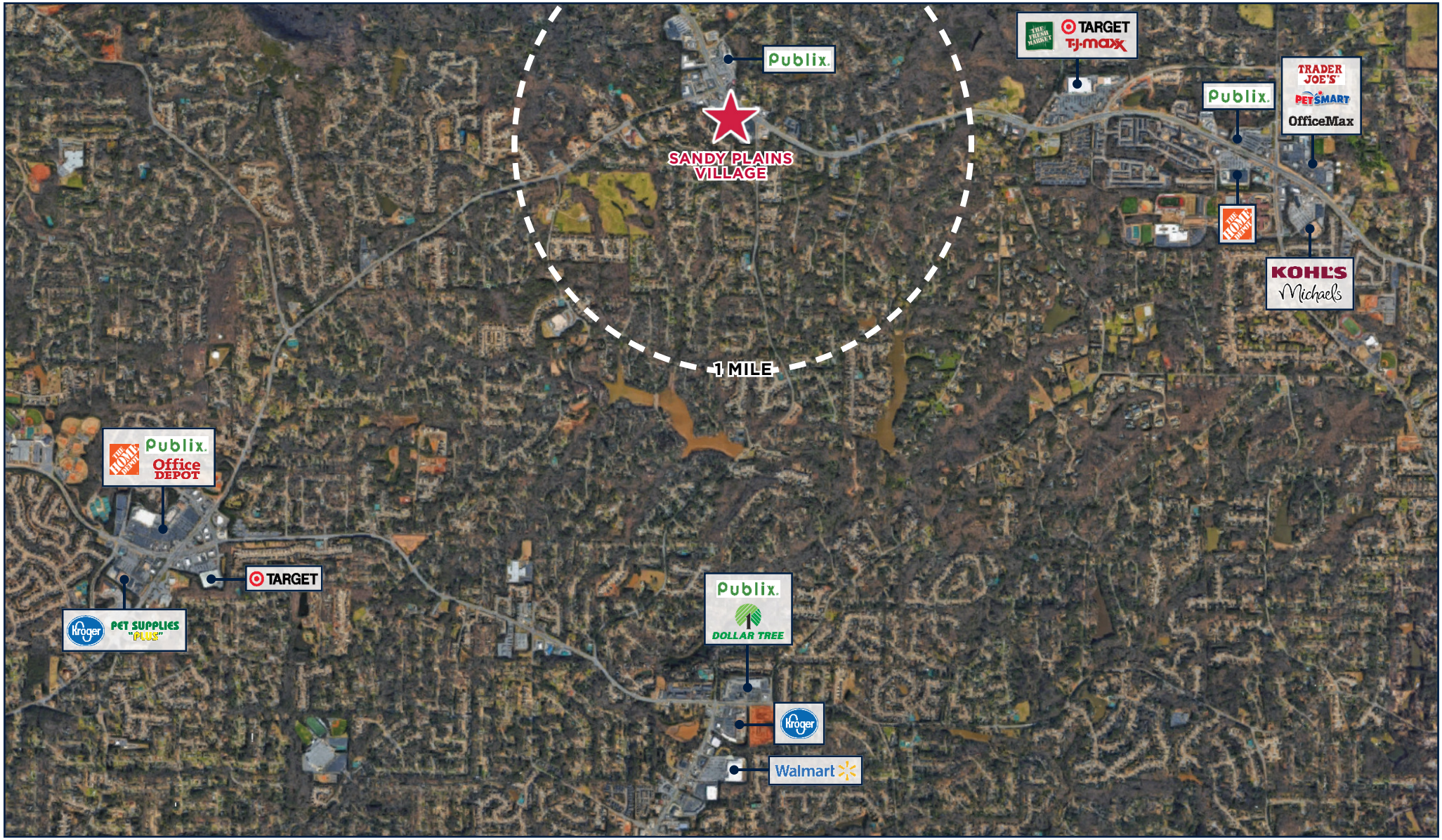
COMPETITION AERIAL



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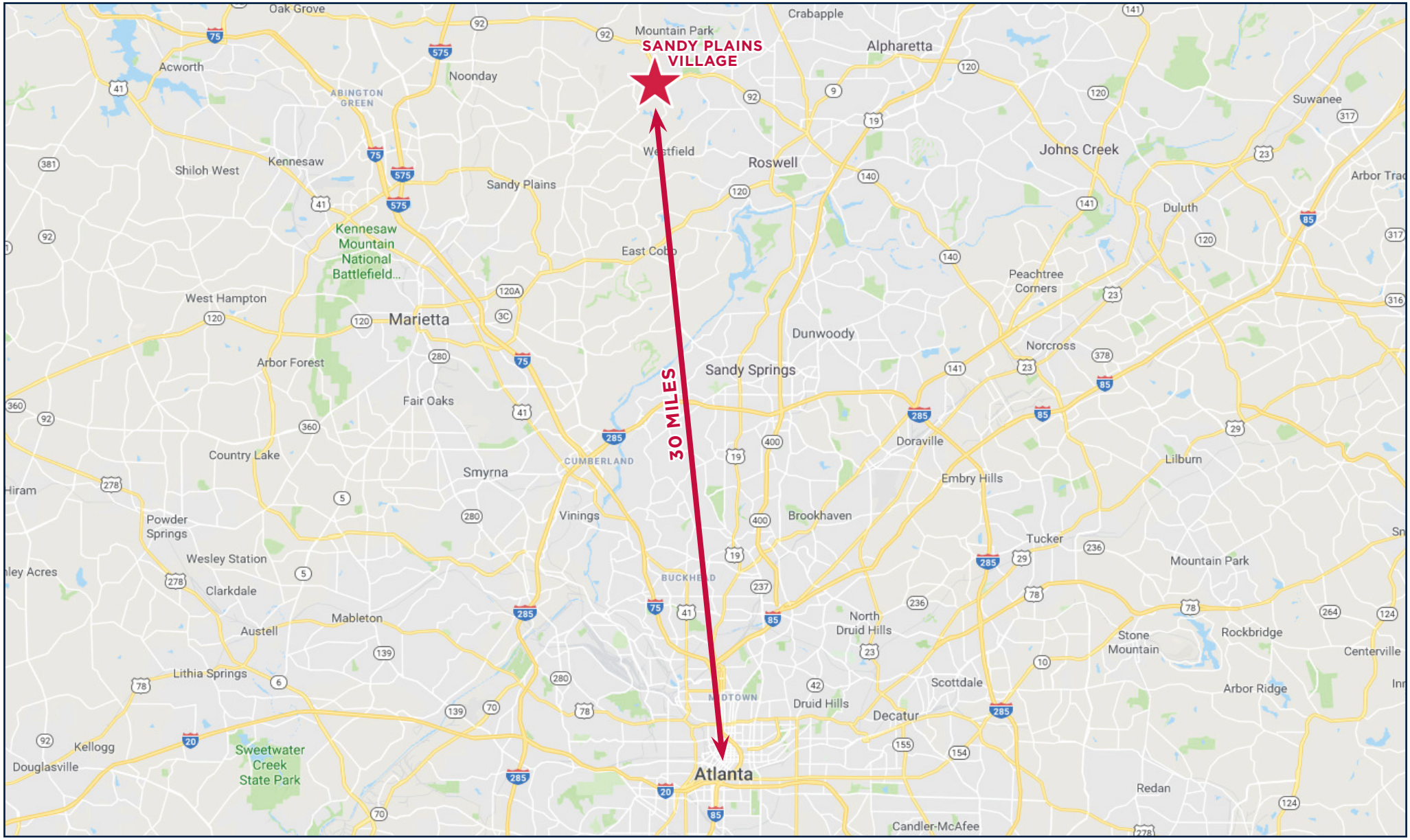
ATLANTA MARKET AERIAL



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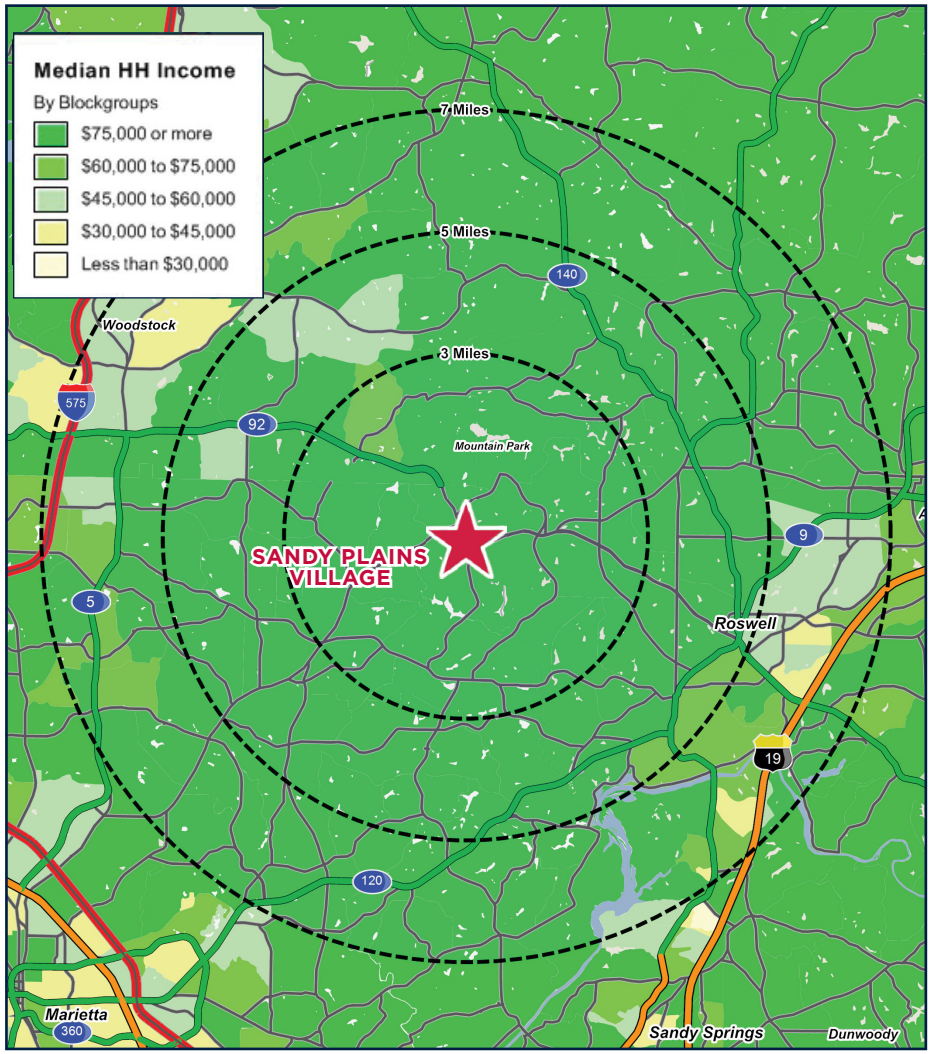
DEMOGRAPHICS



4651 Woodstock Rd Roswell, GA		3 Miles	5 Miles	7 Miles
POPULATION	2017 Estimated Population	53,087	152,163	301,938
	2022 Projected Population	56,638	162,610	322,691
	2010 Census Population	49,596	139,886	273,438
	2000 Census Population	45,629	125,280	245,492
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	1.0%	1.3%	1.4%
	2017 Median Age	42.9	42	40.2
HOUSEHOLDS	2017 Estimated Households	19,198	55,995	113,596
	2022 Projected Households	20,323	59,345	120,431
	2010 Census Households	17,714	50,792	101,556
	2000 Census Households	15,109	42,893	88,611
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	1.6%	1.8%	1.7%
INCOME	2017 Estimated Average Household Income	$162,738	$149,266	$128,707
	2017 Estimated Median Household Income	$125,342	$116,447	$101,732
	2017 Estimated Per Capita Income	$58,860	$54,952	$48,452
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	2.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.0%	3.0%
	2017 Estimated High School Graduate	12.1%	13.9%	16.1%
	2017 Estimated Some College	15.1%	16.7%	17.8%
	2017 Estimated Associates Degree Only	6.4%	6.1%	6.2%
	2017 Estimated Bachelors Degree Only	40.4%	38.5%	35.3%
	2017 Estimated Graduate Degree	22.7%	21.6%	19.4%
BUSINESS	2017 Estimated Total Businesses	1,895	6,236	15,245
	2017 Estimated Total Employees	13,756	45,179	128,924
	2017 Estimated Employee Population per Business	7.3	7.2	8.5
	2017 Estimated Residential Population per Business	28.0	24.4	19.8

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