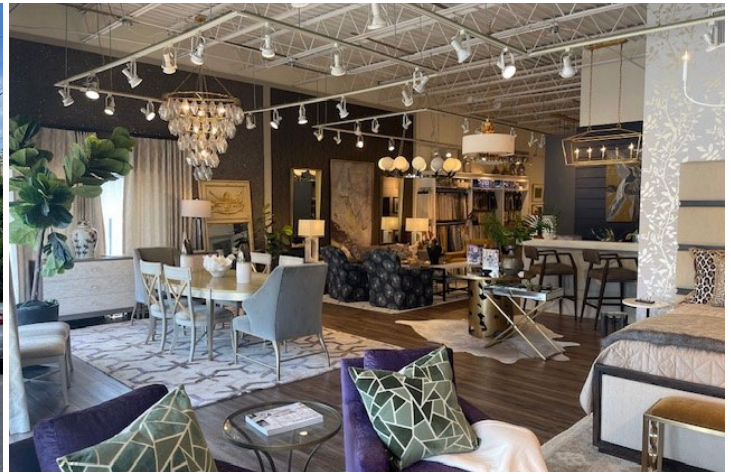


# FREE-STANDING RETAIL

6170 Roswell Road  
Sandy Springs, GA 30328

# For Lease

2,700 Sq. Ft.



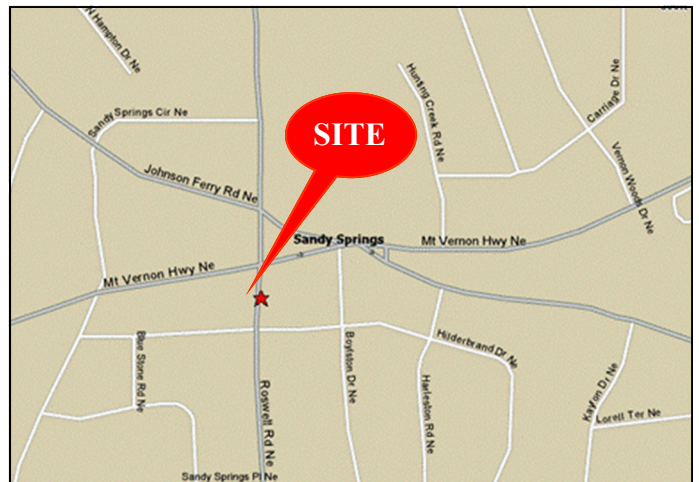
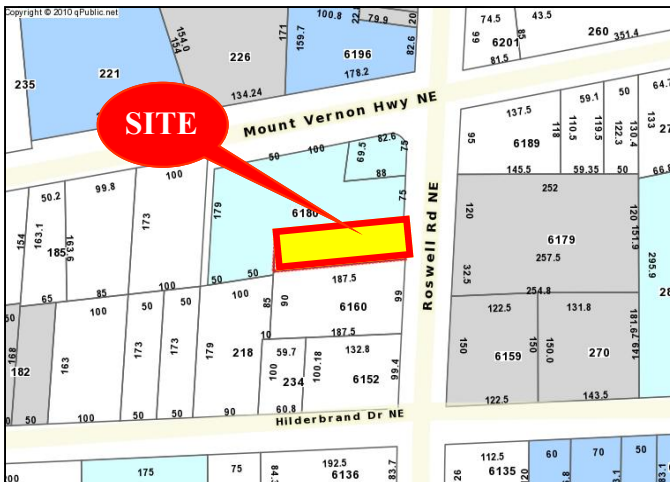
**Rental Rate:**  
**\$30.00 per sq. ft.**

**EST. CAM (2024):**  
**\$3.98 per sq. ft.**

### Excellent Demographics:

	0-1 Mile	0-3 Miles	0-5 Miles
2024 Est. Average HH Income	\$124,859	\$142,932	\$145,839
Population 2024 (Estimate)	13,583	92,577	224,675
Population 2029 (Projection)	14,027	94,272	226,929

- Outstanding Retail Exposure!
- (11) Exclusive On-Site Parking Spaces
- Traffic Count: Roswell Rd.: 33,114 VPD
- Building Dimensions: Appx. 33' x 82'
- (1) 5' x 7' Roll Up Door in Rear of Bldg.
  - Zoned - C-1



### Directions:

I-285 to the Roswell Road Exit.  
Proceed north on Roswell Rd, and bldg.  
is approximately 3/4 mile on the left.

For Leasing Information:  
**PHILIP HOLLIER**  
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