

SANDY PLAINS VILLAGE II

4651 Sandy Plains Road
Roswell, Georgia 30075

Cobb County

MOVIE TAVERN

RISE
coffee & tea

Kids R Kids
Learning Academy

LEASING INFORMATION

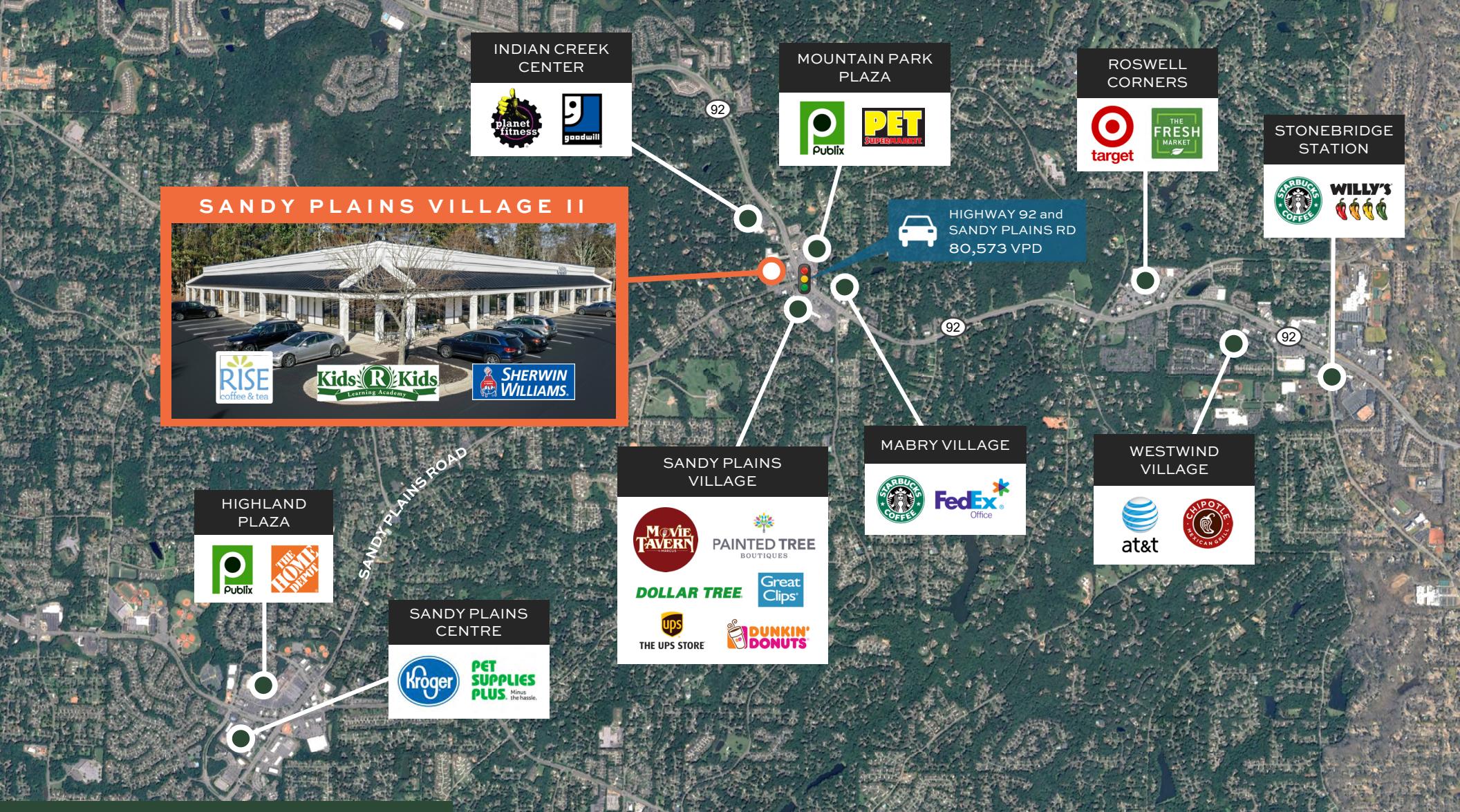
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ESTD 2020

BRIDGER
PROPERTIES



- **FOR LEASE!** Sandy Plains Village II is the 18,400 SF Shopping Center located at Highway 92 and Sandy Plains Road in Roswell, Georgia.
- The property is about to undergo renovations, including upgrades to the storefronts and common areas.
- Exceptional exposure due to Traffic Counts of 80,573 VPD at the intersection and 12,132 Employees within 3-Miles.
- With 55,151 residents within 3 miles, the area also experiences robust evening and weekend business.



SANDY PLAINS VILLAGE II

TRADE AREA OVERVIEW

Total Population

1 MILE: 6,024
3 MILE: 55,151
5 MILE: 156,268

Total Households

1 MILE: 2,061
3 MILE: 19,419
5 MILE: 55,625

Median HH Incomes

1 MILE: \$157,006
3 MILE: \$144,139
5 MILE: \$136,375

Total Employees

1 MILE: 1,511
3 MILE: 12,132
5 MILE: 38,398

SANDY PLAINS VILLAGE II

CENTER RENDERING



CURRENT PICTURE



POST-RENOVATIONS

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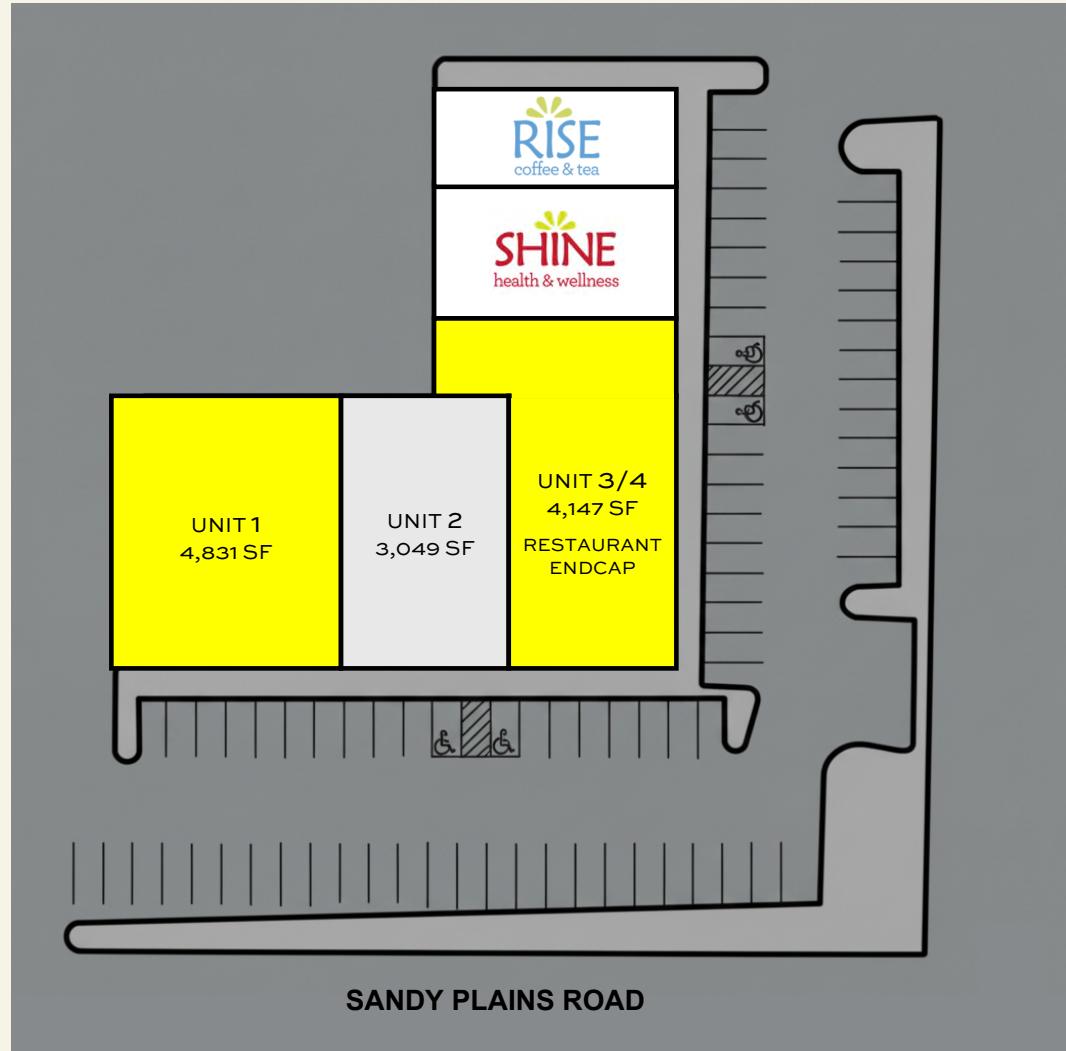
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SANDY PLAINS VILLAGE II

CENTER SITE PLAN



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PROPERTIES

UNIT	TENANT	SIZE
1	AVAILABLE	4,831
2	Deal Pending (Medical)	3,049
3/4	AVAILABLE - Restaurant	4,147
5	Shine Health & Rise Coffee	6,370