

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

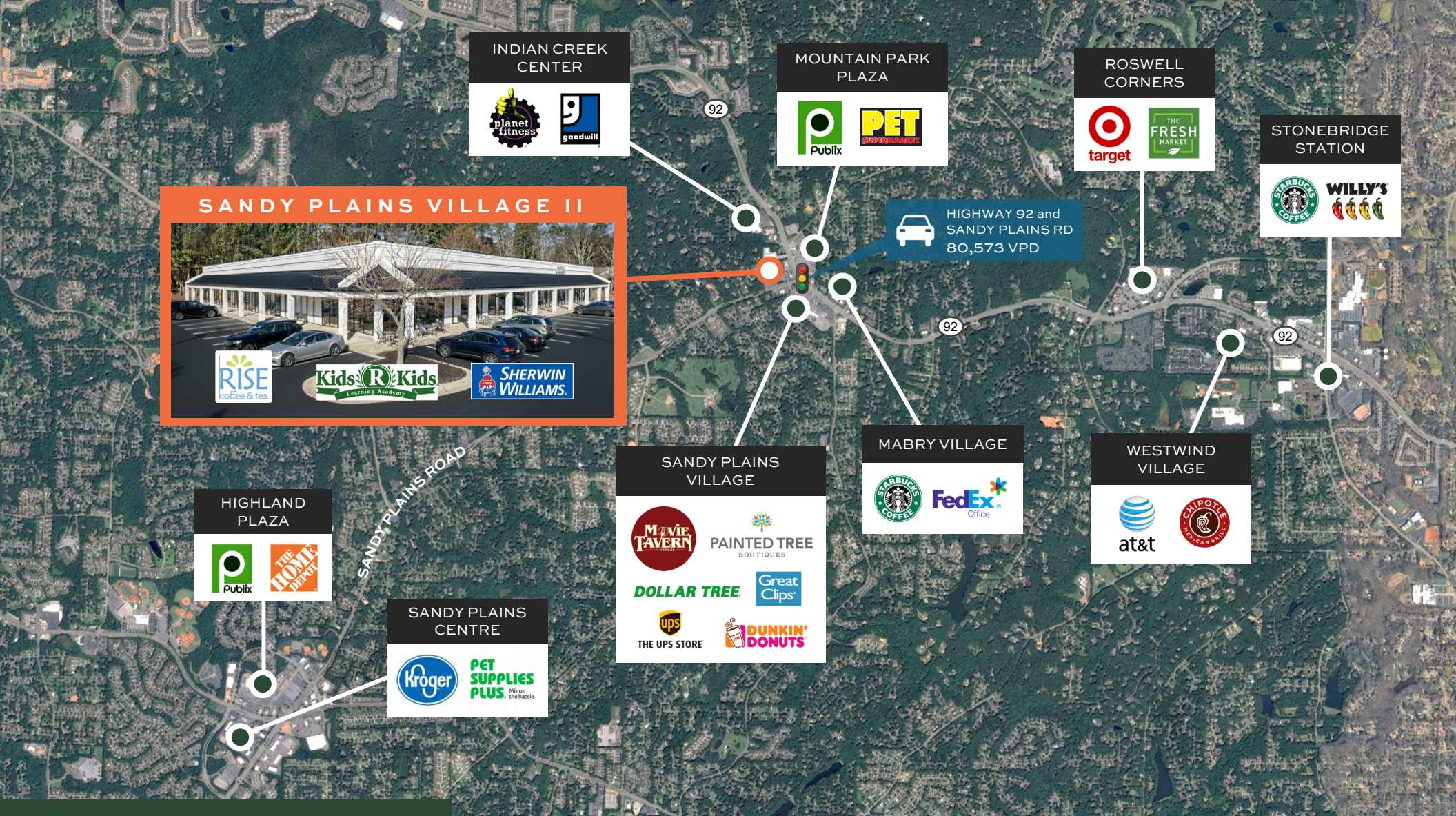
JIMMY DAVIS

770.597.0490

jimmy.davis@bridger-properties.com

ESTD 2020
BRIDGER
PROPERTIES

- **REDEVELOPMENT 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

LEASING INFORMATION

JIMMY DAVIS

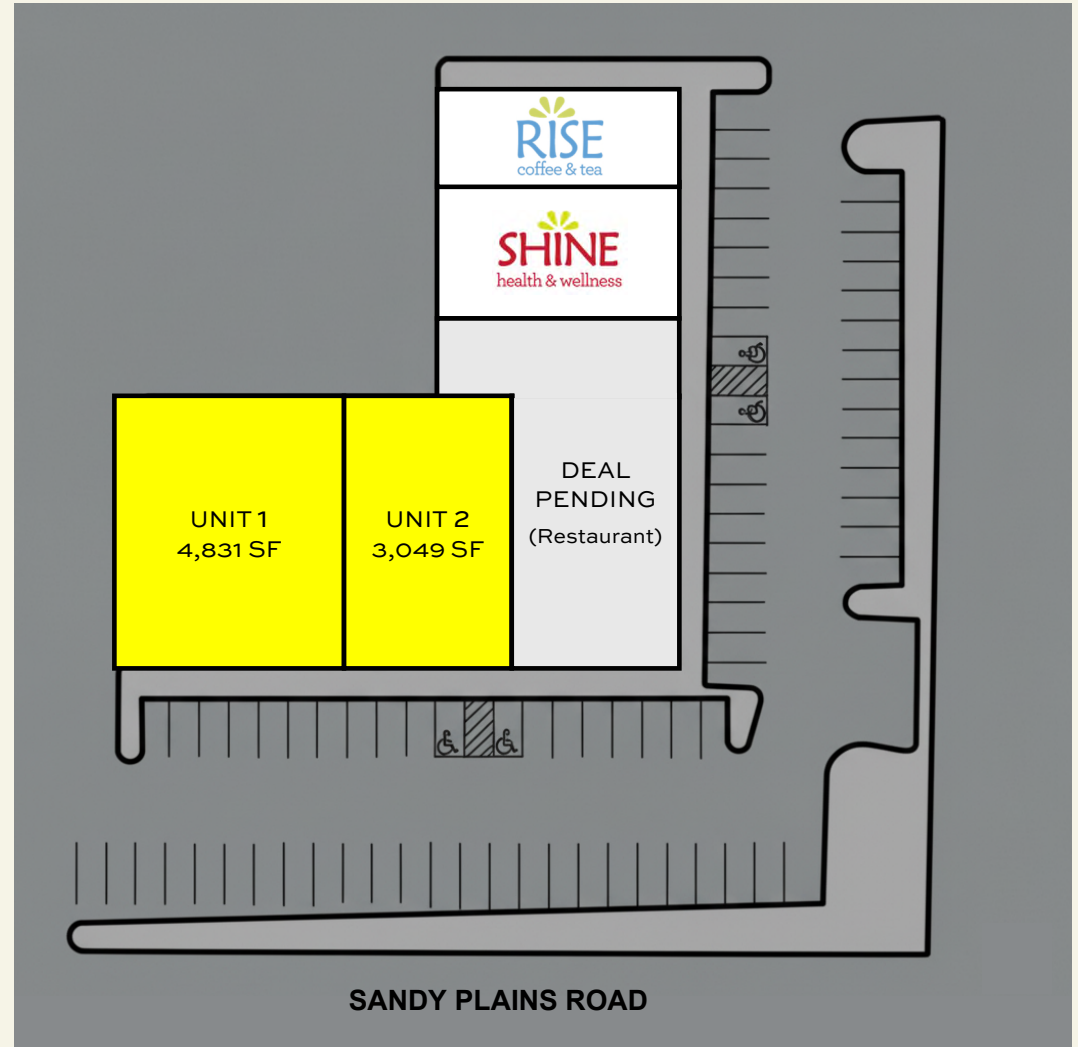
770.597.0490

jimmy.davis@bridger-properties.com



SANDY PLAINS VILLAGE II

CENTER SITE PLAN



LEASING INFORMATION

JIMMY DAVIS

770.597.0490

jimmy.davis@bridger-properties.com

ESTD  2020

BRIDGER
PROPERTIES

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