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US. CHEF'S STORE
FOODS | GREAT FOOD. WHOLESALE PRICES.



City Center Crossing

6331 Roswell Rd, Sandy Springs



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Property Overview

Newly Renovated 98,408 SF grocery anchored community shopping center in the heart of Sandy Springs, one of Atlanta's most dynamic and affluent submarkets.

- Diverse existing retail tenant mix with two strong daily needs anchors in US Chef's Store and Planet Fitness.
- Well located with over 450 feet of frontage and easy ingress/egress from Roswell Rd (33,500 VPD).
- **Space Available:** Prime demisable 5,422 SF opportunity with excellent visibility to Roswell Rd. Can be lease to a restaurant or retail user.

AREA DEMOGRAPHICS



Total Population

1-Mile: 11,904
3-Mile: 97,752
5-Mile: 230,036



Total Households

1-Mile: 5,702
3-Mile: 44,423
5-Mile: 101,687



Avg. HH Income

1-Mile: \$192,635
3-Mile: \$186,823
5-Mile: \$196,929



Daytime Population

1-Mile: 19,021
3-Mile: 195,093
5-Mile: 335,879

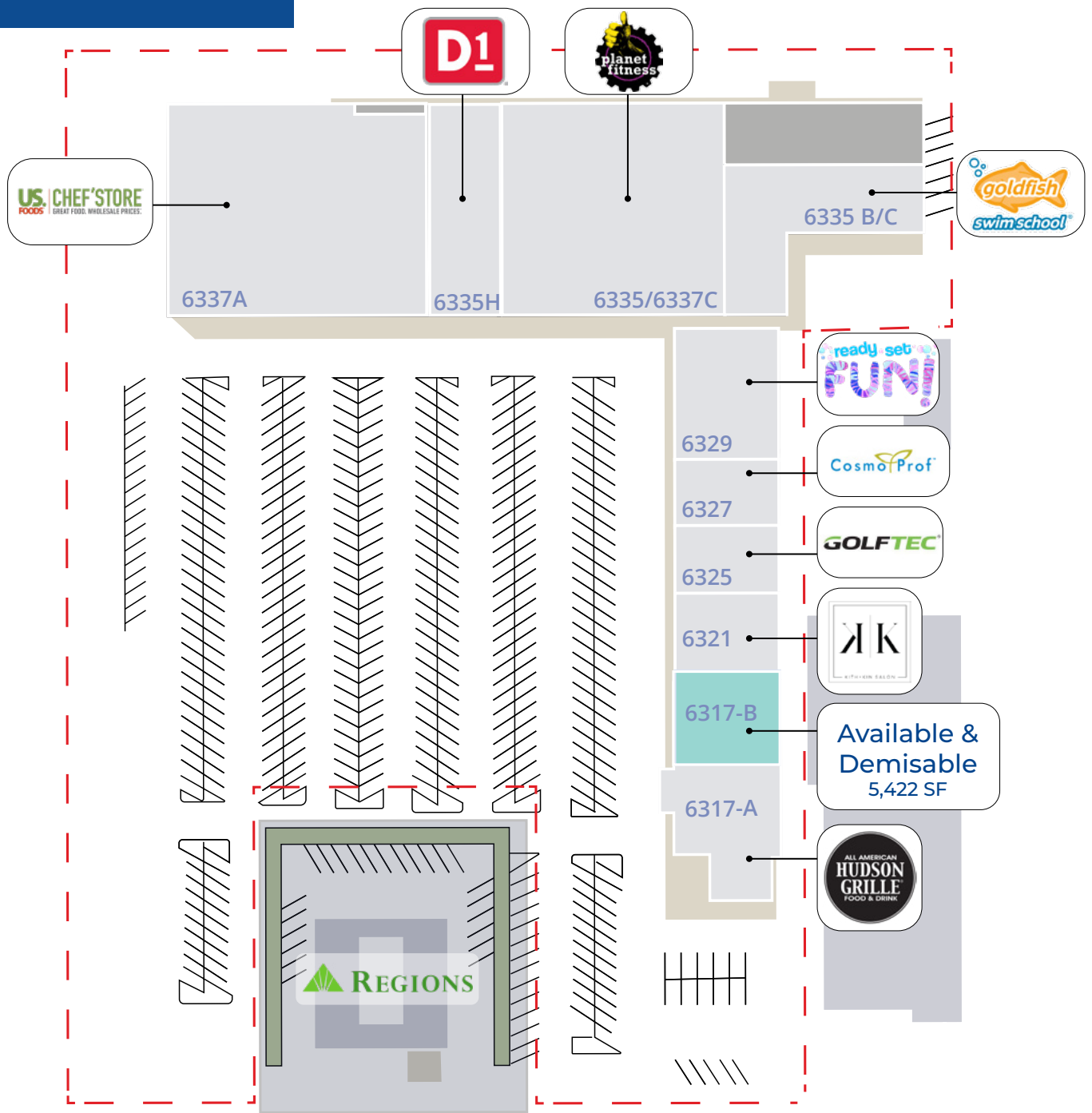


Traffic Counts

33,500 VPD
Roswell Rd



Site Plan



Roswell Rd | 33,500 VPD

Ste	Tenant	SF
6317-A	Hudson Grill	8,246
6317-B	Available & Demisable	5,422
6321	Kith + Kin Salon	3,737
6325	GolfTec	2,798
6327	CosmoProf	2,800

Ste	Tenant	SF
6329	Ready. Set. Fun.	7,346
6335 B-C	Goldfish Swim School	9,273
6335/6337C	Planet Fitness	22,293
6335H	D1 Sports Training	5,260
6337A	CHEF'S STORE	27,858

Trade Area



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