

# Freestanding Building

6135 ROSWELL ROAD, SANDY SPRINGS, GA 30328



## Overview

This 1,660± SF freestanding building is located at the corner of Hilderbrand Drive and Roswell Road within close proximity to major retailers, such as Whole Foods, Kroger, Lowe's, Trader Joe's, Pier 1 Imports, and PetCo.

## Available Spaces

- > ±1,660 SF freestanding building

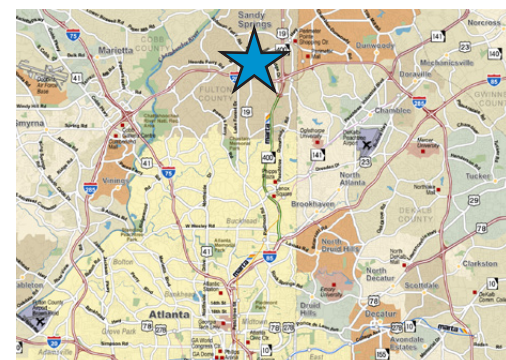
## Location

Situated in the heart of Sandy Springs, this freestanding building is located at the signalized intersection of Hilderbrand Drive and Roswell Road, less than one mile north of I-285. This building fronts Roswell Road, the retail and restaurant artery of the city and offers easy ingress and egress options.

## Traffic Counts (2016)

- > 29,300 VPD on Roswell Road north of Johnson Ferry Road
- > 41,400 VPD on Roswell Road South of Hammond Drive
- > 16,700 VPD on Johnson Ferry Road west of Roswell Road

DEMOGRAPHICS (2017)	1-MILE	3-MILE	5-MILE
POPULATION	13,125	87,539	297,982
HOUSEHOLDS	5,423	39,439	99,002
AVERAGE HH INCOME	\$110,019	\$132,484	\$132,388
# OF EMPLOYEES	21,304	174,357	297,982
# OF BUSINESSES	1,453	7,714	16,881

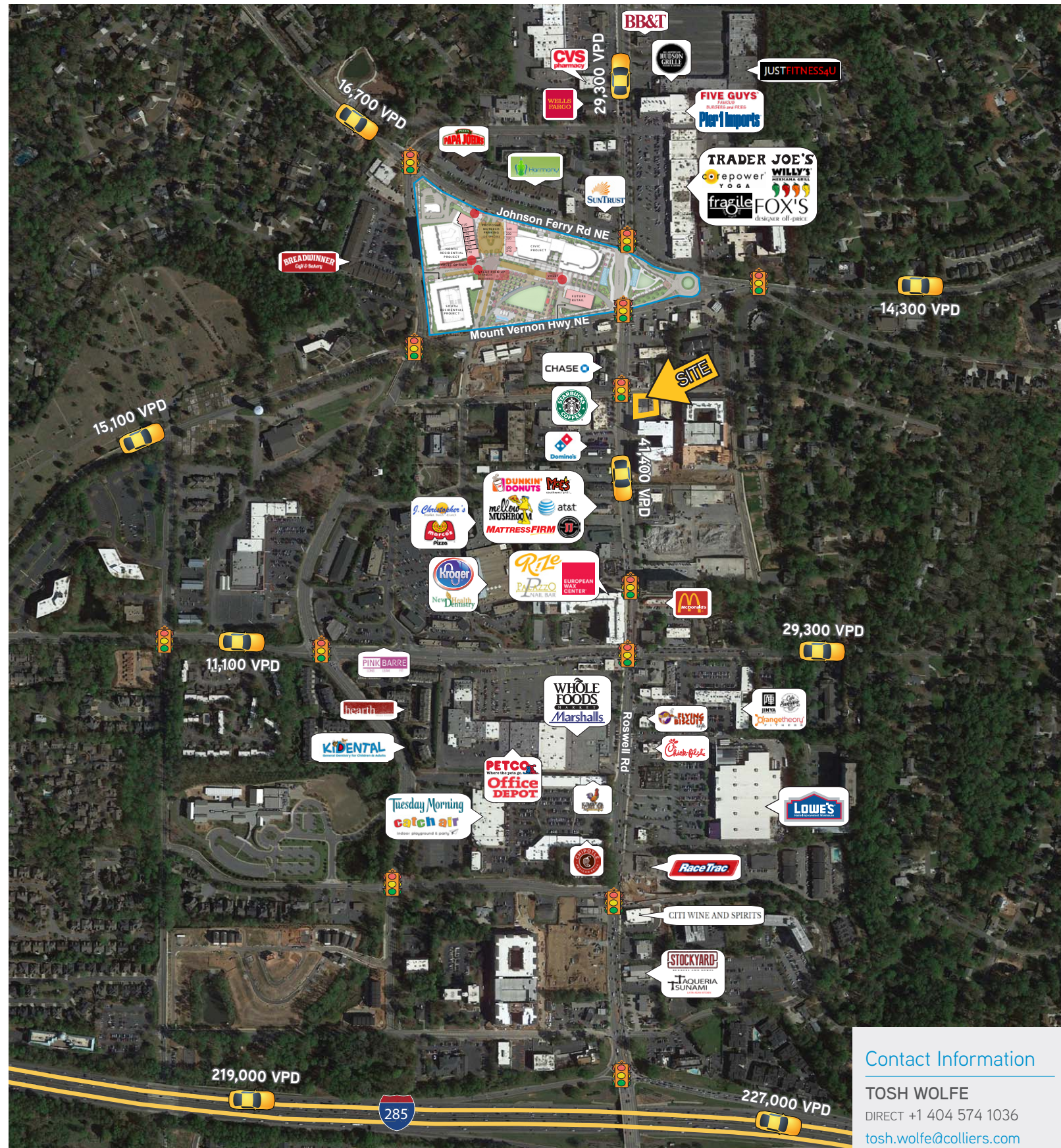


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