

SANDY PLAINS VILLAGE II

4651 Sandy Plains Road
Roswell, Georgia 30075

Cobb County

MOVIE
TAVERN

RISE
coffee & tea

Kids R Kids
Learning Academy

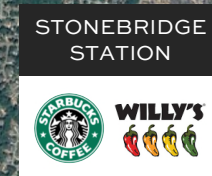
ESTD 2020
BRIDGER
PROPERTIES



Redevelopment
Property
For Lease!



- **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.



HIGHWAY 92 and
SANDY PLAINS RD
80,573 VPD



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

SURROUNDING AREA



SANDY PLAINS VILLAGE II

CENTER SITE PLAN

LEASING INFORMATION

JIMMY DAVIS

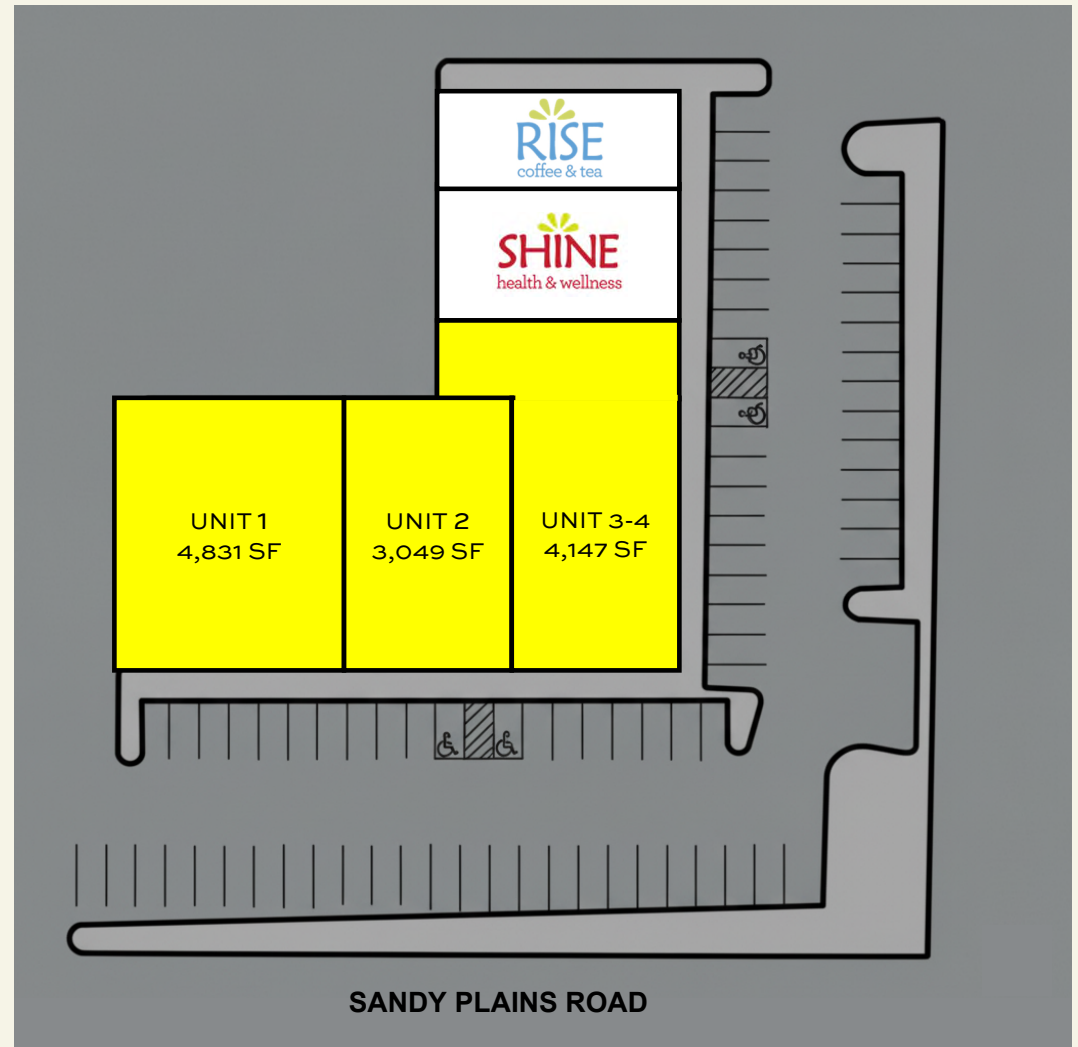
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UNIT	TENANT	SIZE
1	AVAILABLE	4,831
2	AVAILABLE	3,049
3-4	AVAILABLE	4,147
5	Shine Health & Rise Coffee	6,370