

City Center Crossing

6331 Roswell Rd, Sandy Springs





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Property Overview

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

- Diverse existing retail tenant mix anchored by a well trafficked Planet Fitness.
- Desirable location within the heart of Sandy Springs' main thoroughfare with over 450 feet of frontage and multiple points of ingress/egress along Roswell Rd (33,500 VPD).
- Prominent pylon panels available for both the Anchor opportunity and 3,309 SF space.
- Renovated with updated modern aesthetic in 2019.

Spaces Available:

- 27,858 SF End Cap Box – Lone Anchor Opportunity in the Sandy Springs market.
- 3,309 SF space.

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	8,814
6317-B	**Available**	**3,309**
6321	Kith + Kin Salon	3,777
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	**Anchor Box Available**	**27,858**

Trade Area



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