

FOR LEASE

Neighborhood
Shopping Center

Sandy Plains Village



4647 - 4699 SANDY PLAINS ROAD, ROSWELL, GA 30075

SANDY PLAINS VILLAGE

is a neighborhood shopping center anchored by Walmart Neighborhood Market and Movie Tavern in Roswell, Georgia. The property is well positioned at the intersection of Highway 92 and Sandy Plains Road on the border of Cobb, Cherokee and Fulton counties. This shopping center benefits from the affluent surrounding neighborhoods as well as the high traffic counts on Hwy 92 between GA 400 and I-575.



A V A I L A B L E S P A C E S

Inline Spaces:

1,050 - 2,800 ± SF

Endcap Spaces:

1,470 & 7,000± SF

Outparcel Opportunity:

0.56± AC

T R A F F I C C O U N T S



40,200 VPD

on Highway 92 north of Sandy Plains Road



53,160 VPD

on Highway 92 east of Sandy Plains Road



21,600 VPD

on Sandy Plains Road west of Highway 92

D E M O G R A P H I C S (2 0 1 5)

	1-Mile	3-Mile	5-Mile
Total Population	6,788	53,105	152,104
Total Households	2,255	18,948	55,226
Average Household Income	\$153,790	\$137,028	\$129,120
# of Employees	1,476	12,130	35,783
# of Businesses	295	2,307	6,374



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Site Plan



STE	TENANT	SF
1	AVAILABLE	7,000
2	Walmart Neighborhood Market	60,009
3	Esquire Cleaners	1,660
4	Nails Today	1,140
5	Bricks Minifigs & More	1,200
6	Great Clips	1,200
7	Heroic Gaming	2,800

STE	TENANT	SF
8	AVAILABLE	1,200
9	The UPS Store	1,200
10	Chopstix Sushi House & Asian Fusion	2,700
11	Dollar Tree	9,500
13	Corner Pizza	2,670
17	Movie Tavern	44,091
18	El Jinete Mexican	4,200

STE	TENANT	SF
19	Jazzercise	1,050
20	AVAILABLE	1,050
21	Brandused Closet	1,050
22	AVAILABLE	1,750
23	Subway	1,400
24	Lucia's Italian Restaurant	2,565
25	Hookah Bar and Lounge	2,565
26	Dunkin' Donuts	2,500

STE	TENANT	SF
27	Prudential Georgia Realty	6,175
28	State Farm Insurance	1,000
29	Urban Relics	4,880
30	AVAILABLE	1,470
31	Bookmiser	4,900

Aerial



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