CITY CENTER CROSSING

6331 Roswell Road, Sandy Springs, GA 30328

DEMOGRAPHICS HIGHLIGHTS 5 Mile 1 Mile 3 Mile **MSA** Atlanta 11,246 91,869 223,957 COUNTY Fulton GLA 98,408 5,538 43,247 102,908 **ACRES** 10.25 \$172,312 \$192,871 \$166,103 PARKING 363

FIRST NATIONAL

[19] Whitloc Vandiver Heights Johns Creek 575 Westfield Roswell Shiloh West Arbor Trace Sandy Plains TOWN CENTER Duluth 575 Berkeley Lake Fast Cobb Peachtree Corners West Hampton Law (29) (120) Marietta GWINNETT PLACE Norcross Powers Park Wynford Chase (140) 15 Fair Oaks T Doraville Country Lake Lilbur Embry Hills 278 Woodmere Brookhave Snellville Springs Tucker BUCKHEAD Mountain Park 285 BUCKHEA 1 Mableto (124) Druid Hills Rockbridge Stone Clarkston Centerville Lithia Springs North Decatur Innsbroo Arbor Ridge MIDTOWN West Druid Hills Decatur 20 (155) ADAMSVILLE Belvedere Parl 285 Atlanta 120 Reda Ū Candler-McAfee 285 Lake Capr Lithonia Panthersville (166) oublegate Snapfinger Sheffield (155) GREENBRIAR 75 PRINCETO

PROPERTY FEATURES

- City Center Crossing is a 98,408 SF community shopping center anchored by a US Foods I Chef's Store and featuring Planet Fitness, Gold Fish Swim School, and Hudson Grille.
- The center is located in Sandy Springs one of the fastest growing and most highly sought after submarkets in the Atlanta MSA.
- The property features four points of ingress/egress (two points of full access on Roswell Road and two points of right-in on Roswell Road.
- City Center Crossing is situated in strong demographic trade area, severing a population of over 220,000 individuals with an average houshold income of \$192,871 within a five-mile radius.



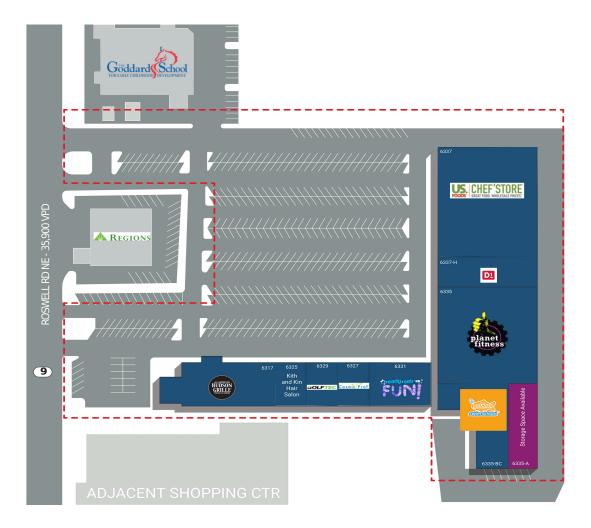
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KITH+KIN

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REALTY PARTNERS



SUITE	TENANT NAME	SF
6317	Hudson Grille	14,719
6325	Kith and Kin Hair Salon	1,595
6327	CosmoProf	2,800
6329	GolfTec	2,798
6331	Ready.Set.Fun.	7,346
6335	Planet Fitness	22,293
6335-A	Available	4,027
6335-BC	Goldfish Swim School	9,273
6337	US Foods Chef'Store	27,858
6337-H	D1 Sports Training	5,620

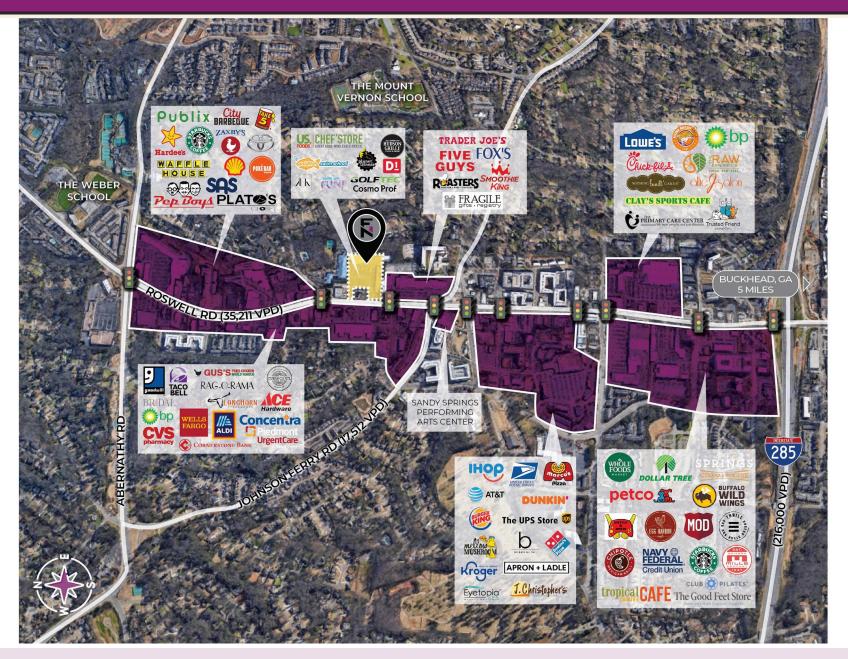
AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)



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