

# FORMER RUSTY NAIL LAND

8549 Roswell Road, Sandy Springs GA 30350



## Highlights

- 0.46 Acres available for ground lease.
- Property is at the intersection of Roswell Rd NE (28,800 VPS) and Hightower Trail.
- Only 4.9 mi from Downtown Sandy Springs, and 2.9 mi from Downtown Roswell.
- Located across the street from Cherokee Town and Country Club. Other nearby retailers include Publix, American Deli, Wendy's, Three Dollar Cafe, Waffle House, and Sandy Springs Diner.
- The property has a population of 75,375 with an average household income of \$164,818 within a 3-mile radius.
- Roswell Road will be undergoing a revitalization to include a more walkable, mixed-use corridor with upgraded transportation infrastructure, pedestrian access, and redevelopment opportunities.



## Demographics

	1 Mile	3 Miles	5 Miles
Est. Population	12,920	78,375	223,039
# of Households	6,717	34,404	93,697
Avg. Household Income (\$)	\$98,890	\$164,818	\$181,016
Est. Daytime Pop.	8,759	27,214	161,033

	5 Min	10 Min	15 Min
Drivetime Population	17,828	75,654	253,602

## Site Aerial Overview

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## Contacts

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