



## Freestanding Restaurant Available

### PROFILE

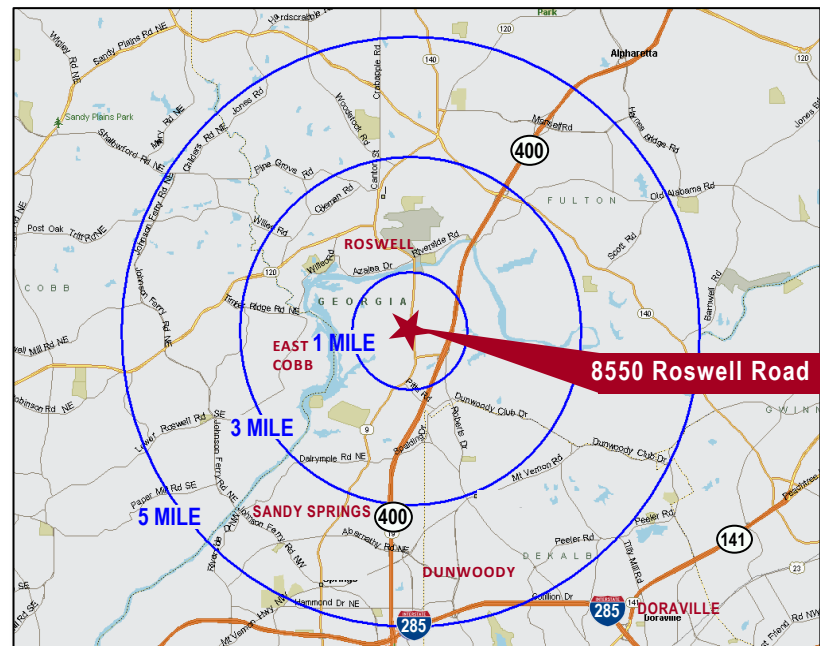
- 4,031 square foot free standing former fast food restaurant with drive-thru in northern Sandy Springs just south of the thriving Roswell Historic District
- Completely modernized in 2015 - equipped with hood, grease trap, freezers and additional equipment TBD
- Parking for 55 vehicles on a .9 +/- acre site with two access points onto Roswell Road
- Large dining room wrapped in windows on 3 sides offers many potential options

### LOCATION

- Excellent exposure with high visibility on Roswell Road
- Traffic counts of 33,500 VPD directly in front of the building
- Less than ½ mile from the heavily traveled Northridge exit of 400 with combined traffic counts of 52,800 VPD
- Adjacent to the Cherokee Town and Country Club golf course and clubhouse entrance
- Strong demographics with Average Household Incomes over \$150,000 in 3 and 5 mile rings



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2023)	12,154	78,297	226,022
Households	6,129	33,948	94,473
Average HH Income	\$102,931	\$151,922	\$163,225

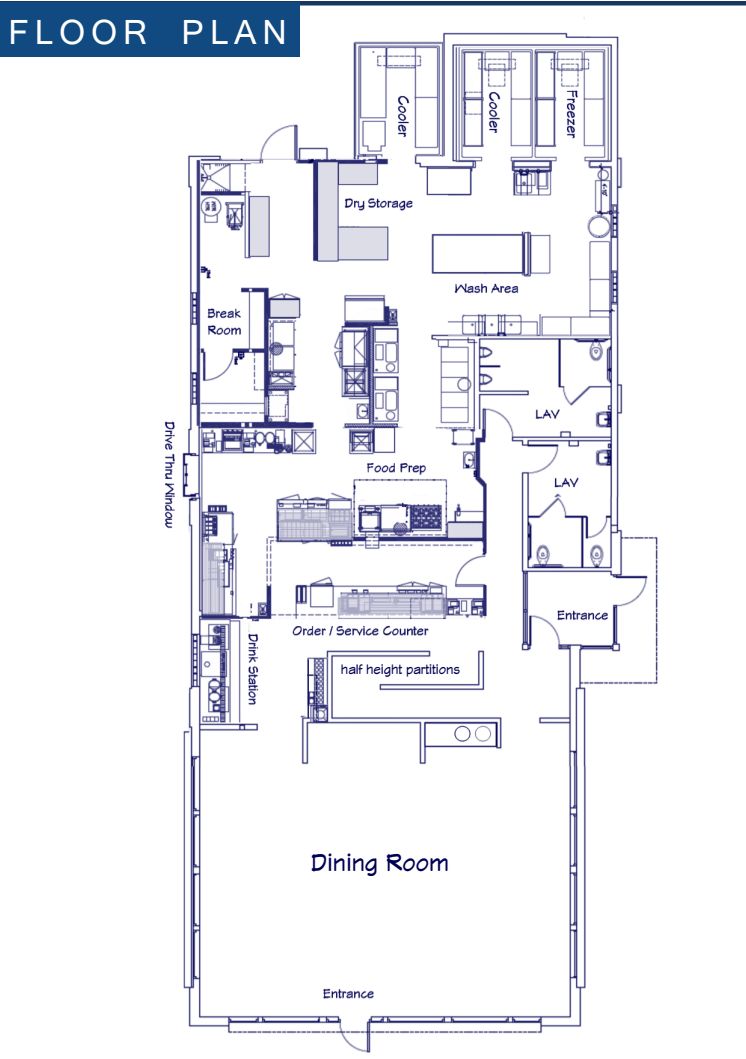




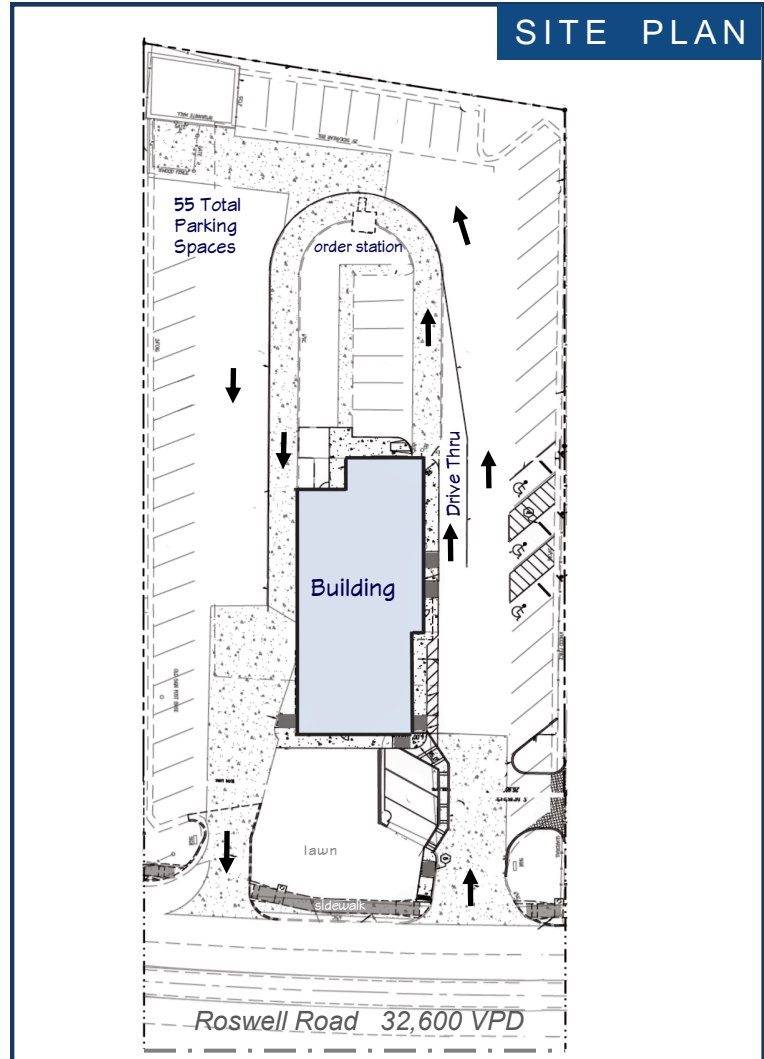
### AERIAL PERSPECTIVE



### FLOOR PLAN



### SITE PLAN





**PHOTO GALLERY**

