

NORTHBRIDGE KROGER

75,199± SF SHOPPING CENTER | SANDY SPRINGS, GA 30350



PROPERTY SPECIFICATIONS

Location:	8331 Roswell Rd. Sandy Springs, GA 30350
Square Footage:	75,199± SF
Acreage:	10.80± AC
Year Built:	1982; Renovated in 2003
NOI:	\$760,813
Occupancy:	100%
Price:	Unpriced Offering

INVESTMENT HIGHLIGHTS

- Kroger grocery anchor: #1 market share grocery chain in Atlanta MSA (190 Georgia locations)
- Super core demographics: 219,000± population and \$122,000± average household incomes within a 5-mile radius
- High traffic: Combined 50,000± vpd
- Transportation improvements: GDOT is undertaking the Transform 285/400 improvement project to reduce traffic congestion and improve safety in and around metro Atlanta
- Perimeter Center
- Economic development: Sandy Springs continues to experience influx of growing business

INVESTMENT OPPORTUNITY

CONTACT US

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PROPERTY OVERVIEW

STE	TENANT	SF
8331	Kroger	41,584
8333	Northridge Bottle Shop	1,607
8335	Furious Styles	1,600
8337	Its Amazing Beauty	4,637
8339	Wings To Go	1,050
8341	American Nails	1,050
8343A	UPS Store	1,950
8343B	Anta Hair Braiding	1,000
8347B	Star Markers Hair Salon	780
8347A	Metro PCS	1,020
8349	Fire City	900
8351	Little Ceasars	1,207
8329	Smile Right Dentistry	1,648
8359	Dollar Tree	5,550
8363	Shami Kitchen	3,150
8371	Barnacles Sports Bar	6,466
NA	Chase Bank ATM	

