



**11,040 SF Anchor  
Opportunity  
Available**



**Roswell Road at Windsor Parkway and W. Wieuca Road  
Sandy Springs, GA**

**Prime retail leasing opportunity at Chastain Park  
in Trader Joe's and CVS-anchored center**



**Leasing Contact:**

Andrea Kenney  
404-846-4018  
akenney@cororealty.com

OWNED + OPERATED BY

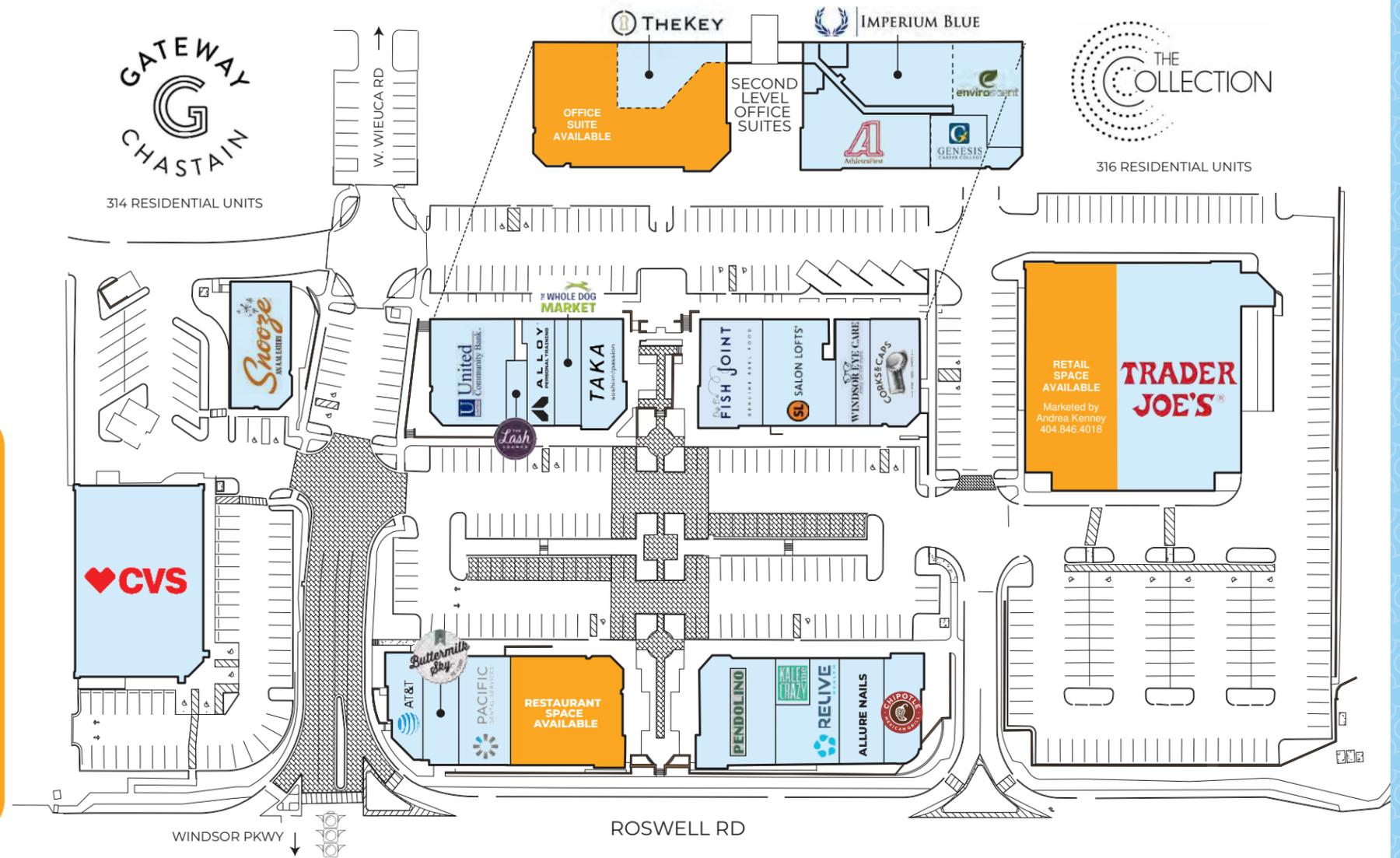


# CHASTAIN'S NEIGHBORHOOD MARKET & GATHERING SPOT

Chastain Market is a 120,000-square-foot retail center and mixed-use community on Roswell Road's busy commercial corridor at the border of Buckhead and Sandy Springs, adjacent to Chastain Park. This Trader Joe's and CVS-anchored, 18-hour destination combines dining, retail, services, office space and luxury living in a walkable and engaging setting.

## PROPERTY DETAILS

- Main street appeal with street-front retail and energetic dining scene
- Convenient access with a signalized intersection at Windsor Parkway and rear entrance from West Wieuca Road
- Best east-west access of any retail center on Roswell Road
- Four central restaurants with outdoor patios
- Pedestrian-friendly connectivity and congregation points
- New golf cart parking spaces for community
- 92,000 square feet of retail, dining and service amenities
- 28,000 square feet of second-story office space
- 630 luxury apartments at The Gateway Chastain and The Collection



## CURATED RESTAURANTS & MERCHANTS

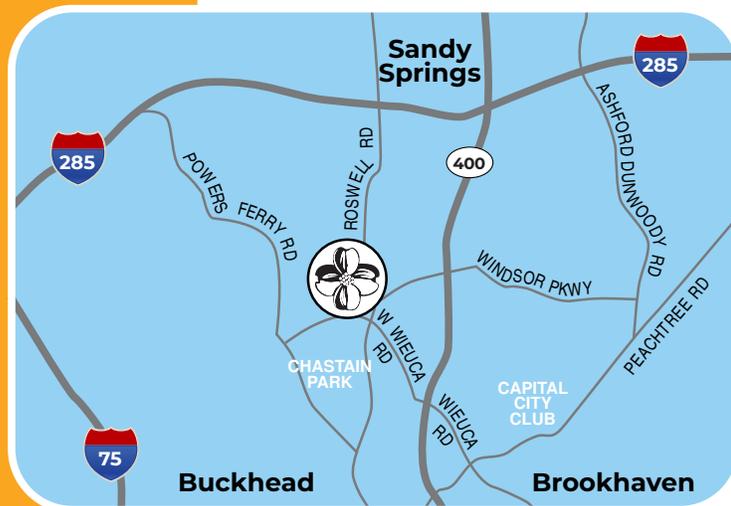
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|-------------------------|-------------------------|
| Trader Joe's            | CVS Pharmacy            |
| Pendolino               | United Community Bank   |
| Big B's Fish Joint      | The Whole Dog Market    |
| Taka Sushi and Passion  | Salon Lofts             |
| Snooze A.M. Eatery      | Relive Health           |
| Kale Me Crazy           | Windsor Eye Care        |
| Buttermilk Sky Pie Shop | Chastain Park Dentistry |
| Chipotle                | Lash Lounge             |
| Corks & Caps            | Allure Nails            |
| Alloy Personal Training | AT&T                    |





## MARKET DETAILS

- Ideally located adjacent to Atlanta's popular Chastain Park, which hosts one million visitors per year.
- Property serves the affluent Chastain Park, Sandy Springs, North Buckhead and Brookhaven neighborhoods.
- Roswell Road is the dominant north-south thoroughfare for 48,000 vehicles daily and connects Atlanta's largest office submarkets — Central Perimeter and Buckhead.
- Surrounded by the top ten wealthiest zip codes in the Atlanta MSA.
- The trade area's population is projected to grow by 6.1% within a 5-mile radius by 2026.



## TRAFFIC COUNTS

Roswell Road	48,705 vpd
West Wieuca	9,685 vpd
Windsor Parkway	9,674 vpd

## DEMOS

	1-mile	3-mile	5-mile
Population	11,837	91,453	276,760
Employees	4,783	109,496	279,433
AVG HH Income	\$200,998	\$182,417	\$159,554