

# FORMER LONGHORN STEAKHOUSE

6390 Roswell Rd, Sandy Springs, GA 30328



**4,624 SF Available**  
**2nd Generation Restaurant**

## PROPERTY HIGHLIGHTS

- 4,624 SF freestanding 2nd generation restaurant space
- Located at the intersection of Roswell Road & Vernon Woods Drive
- Right-in/right-out access on Roswell Road, full access on Cromwell Rd
- Dedicated freestanding pole sign fronting Roswell Road
- 45 parking spaces: 9.8 parks per 1,000 SF
- Prominent frontage and visibility to 28,500 VPD
- CX-3 Zoning (city of Sandy Springs)
- Average household incomes exceed \$145,000+ within a 1-mile radius and \$141,000+ within a 3-mile radius of site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	13,098	94,479	223,340
Average HH Income	\$145,723	\$141,624	\$144,648
Daytime Employees	10,063	110,860	172,542

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
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# Site Plan | 6390 Roswell Rd, Sandy Springs, GA 30328





# Property Photo | 6390 Roswell Rd, Sandy Springs, GA 30328

