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OFFERING MEMORANDUM

12-UNIT MULTIFAMILY ASSET | Sandy Springs, GA

375 Winding River Rd, Atlanta, GA 30350



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

Atlanta Leasing & Investment is pleased to present 375 Winding River Dr a unique 12-unit multifamily opportunity in the vibrant community of Sandy Springs, Georgia with only. This property features a fractured-condominium structure, offering a compelling investment for buyers seeking a repositioning potential in one of Atlanta's most sought-after submarkets.

This asset offers investors the opportunity to capitalize on Sandy Springs' growing demand for housing and its attractive demographics. Whether you're looking to generate steady rental income or reposition the asset for higher returns, this property is positioned to deliver.



375 WINDING RIVER RD, ATLANTA, GA 30350

► 404.348.4448 ext #9

► AtlantaLeasing.com/375WindingRiverRd



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Price:

\$2,850,000

GBA:

18,816

Bedroom Mix:

3 bed x 2 bath

HOA:

Winding River Village

Unit Size:

1,576 SF

Year Built:

1970

SubMarket:

Sandy Springs

Zoning:

ACOND

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**ATLANTA LEASING
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PROPERTY HIGHLIGHTS

- **Diverse Unit Mix:** Ideal for attracting a broad tenant base, catering to young professionals, families, and retirees.
- **Prime Location:** Situated in Sandy Springs, the property benefits from proximity to major highways, top-rated schools, premier retail destinations, and a thriving business district.
- **Condominium:** This is a standalone building with no shared spaces; however, it is part of a fractured condominium.
- **Strong Market Demand:** Sandy Springs is known for its robust rental market, driven by its dynamic mix of urban amenities, suburban appeal, and employment opportunities.



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**ATLANTA LEASING
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VACANT UNIT



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**ATLANTA LEASING
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EXTERIOR



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THE AREA/ HOTSPOTS



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**ATLANTA LEASING
& INVESTMENT**

DEMOGRAPHIC OVERVIEW

Radius	1-Mile	3-Mile	5-Mile
2020 Population	11,733	80,423	207,969
2024 Population	10,953	75,234	196,605
2029 Population Projection	11,131	76,370	198,995
Annual Growth 2020-2024	-1.7%	-1.6%	-1.4%
Annual Growth 2024-2029	0.3%	0.3%	0.2%
Median Age	36.6	38.3	40.3
Bachelor's Degree or Higher	49%	53%	62%
U.S. Armed Forces	7	81	134
INCOME			
2020 Households	5,721	34,822	85,153
2024 Households	5,306	32,318	80,059
2029 Household Projection	5,394	32,817	81,108
Annual Growth 2020-2024	-1.0%	-0.3%	-0.5%
Annual Growth 2024-2029	0.3%	0.3%	0.3%
Owner Occupied Households	1,511	14,867	48,893
Renter Occupied Households	3,883	17,949	32,215
Avg Household Size	2	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$147M	\$1.1B	\$3.1B

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**ATLANTA LEASING
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SANDY SPRINGS, GA

Sandy Springs is a thriving city in the northern Atlanta metropolitan area, the ninth-largest metro area in the United States. As one of Georgia's most affluent cities, Sandy Springs has a diverse economy with strong concentrations in healthcare, technology, finance, and professional services. It is home to the headquarters of major Fortune 500/1000 companies such as UPS, Cox Enterprises, and Inspire Brands, contributing significantly to its economic vitality.

Ranked as one of the best places to live in Georgia, Sandy Springs benefits from excellent schools and close proximity to Atlanta's major universities. Convenient access to major highways and the MARTA transit system makes it an attractive location for professionals and families alike.

With its growing economy, strategic location, and exceptional amenities, Sandy Springs has established itself as a significant cultural and economic center in the Atlanta metro area and beyond.



**#2 MOVING DESTINATION
IN THE NATION (2024)**



**#2 METRO AREA FOR
BUSINESS CLIMATE**



**#3 CITY FOR REAL ESTATE
CONDITIONS**

MUSEUMS & ART

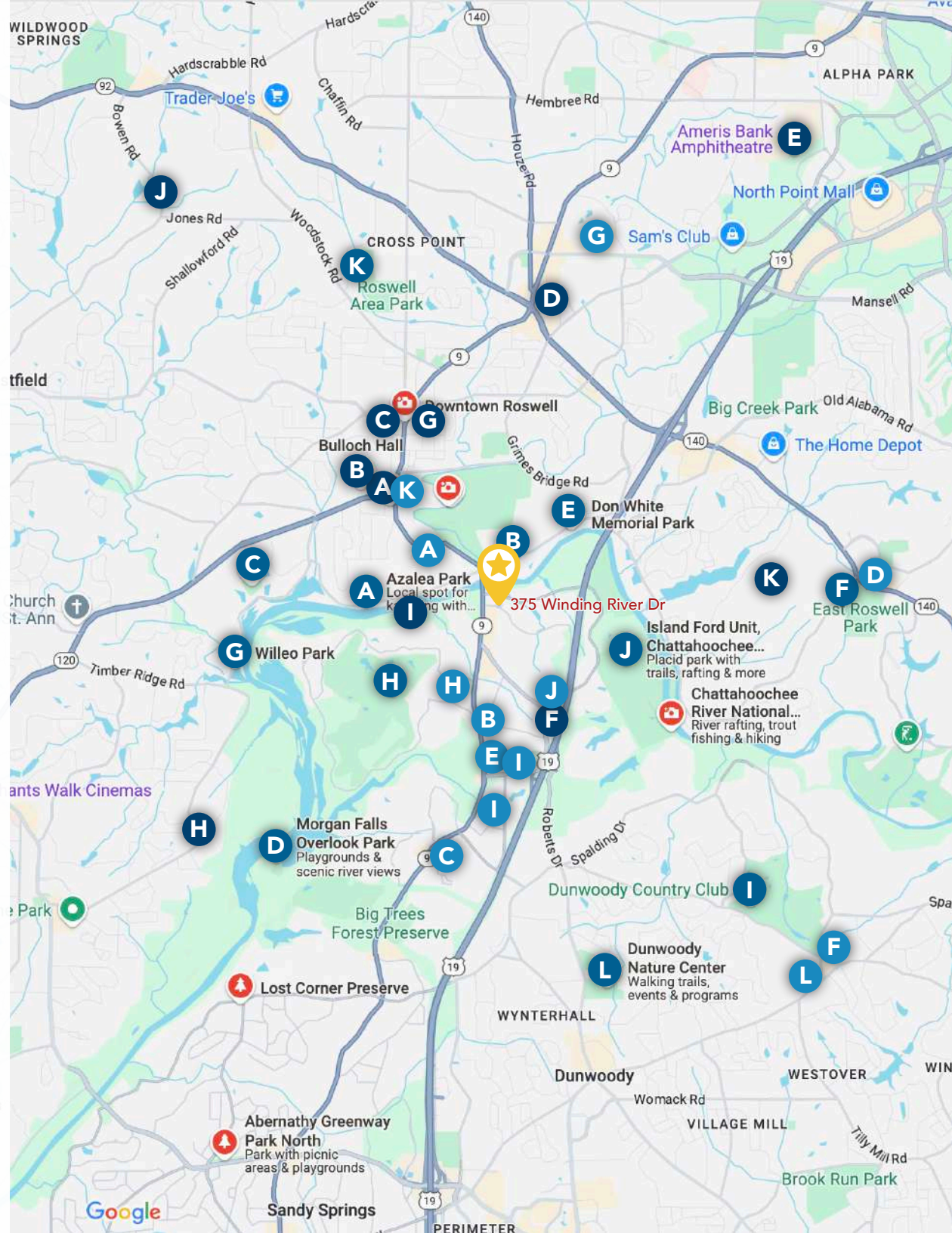
- | | |
|---------------------------------------|--|
| A BARRINGTON HALL | G ARCHIBALD SMITH PLANTATION HOME |
| B BULLOCH HALL | H ATLANTA FEVER ENTERTAINMENT |
| C TEACHING MUSEUM NORTH | I HUNTCLIFF RIVER CLUB |
| D COMPUTER MUSEUM OF AMERICA | J ANN JACKSON GALLERY |
| E AMERIS BANK AMPHITHEATRE | K OFF THE RECORD STUDIO |
| F CITY SPRINGS THEATRE COMPANY | |

TO DO

- | | |
|--------------------------------------|---------------------------------------|
| A AZALEA PARK | G WILLEO PARK |
| B RIVERSIDE PARK | H CHEROKEE TOWN & COUNTRY CLUB |
| C CHATTAHOOCHEE NATURE CENTER | I DUNWOODY COUNTRY CLUB |
| D MORGAN FALLS OVERLOOK PARK | J ISLAND FORD UNIT PARK |
| E DON WHITE MEMORIAL PARK | K ROSWELL AREA PARK |
| F EAST ROSWELL PARK | L DUNWOODY NATURE CENTER |

SHOPPING

- | | |
|---|---|
| A AMALFI ITALIAN RESTAURANT | G WALMART SUPERCENTER |
| B NEPTUNE CAFE AND RESTAURANT | H LOEHMANN'S PLAZA SHOPPING CENTER |
| C PORTO BRASIL RESTAURANT | I NORTHRIDGE SHOPPING CENTER |
| D LIMA LIMON | J NORTHRIDGE COMMONS |
| E THE JUICY SEAFOOD KITCHEN AND BAR | K FOUNDERS SQUARE |
| F PITA MEDITERRANEAN STREET FOOD - SANDY SPRINGS | L WILLIAMSBURG SHOPPING MALL |



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