

# HAMMOND EXCHANGE

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THE NEIGHBORHOOD

ABOUT THE PROPERTY

The Hammond Exchange is a high-foot trafficked Whole Foods anchored retail center located in Atlanta's emerging sub-market of Sandy Springs.



**FAMILY CENTRIC**  
GROCERY ANCHORED CENTER IN AFFLUENT SANDY SPRINGS

AVERAGE HOUSEHOLD INCOME:  
**\$155K**



**OVER 35K CARS**  
PASS BY THE PROPERTY DAILY



## THE NEIGHBORHOOD

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Located only minutes outside of Atlanta, Sandy Springs has earned a reputation for its convenient location, lush foliage and great school systems. Due its vast appeal, it is no surprise that affluent residents have flocked to this community - furthermore transforming the sub-market into the second largest city in the metropolitan Atlanta area.

The charming city of Sandy Springs boasts average household incomes of over \$155,000 and homes that average \$819,708. To help support the growth of this young city, new infrastructure continues to be developed, including the recent launch of the city's \$229M arts-and-government complex.



**950**  
acres of  
parkland



**21**  
Fortune 500  
companies in the  
surrounding area



**1,400**  
new housing  
units



Less than  
**15**  
miles from  
Atlanta

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[AREA MAP](#)

# AREA MAP

SANDY SPRINGS CROSSING

ABERNATHY SQUARE

CITY CENTER CROSSING

SANDY SPRINGS PLAZA

CITY SPRINGS

CITY WALK

MODERA SANDY SPRINGS

## HAMMOND EXCHANGE

Hammond Drive

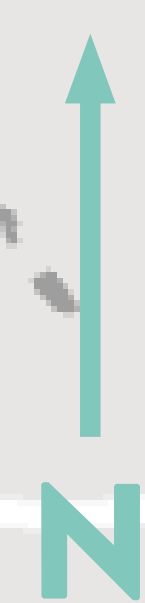
PARKSIDE SHOPS

THE PLAZA AT CITY SPRINGS

HAMMOND SPRINGS

THE PRADO

FOUNTAIN OAKS



# ABOUT THE PROPERTY

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The Hammond Exchange serves its local residents and office workers with prominent national retailers such as Whole Foods, Marshalls and Home Goods; along with local favorites Waxxpot, Hammond Nails and Canton Cooks. The property is an opportunity for retailers and eateries to enter a desirable neighborhood which has become a home for high income city goers who appreciate the suburban subtleties that Sandy Springs offers.



TRADE AREA

OUR CONSUMER

CONSUMER BEHAVIOR

# THE TRADE AREA

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2025 Population:

**579,703**

Population Growth  
Projection over the  
next 10 years:

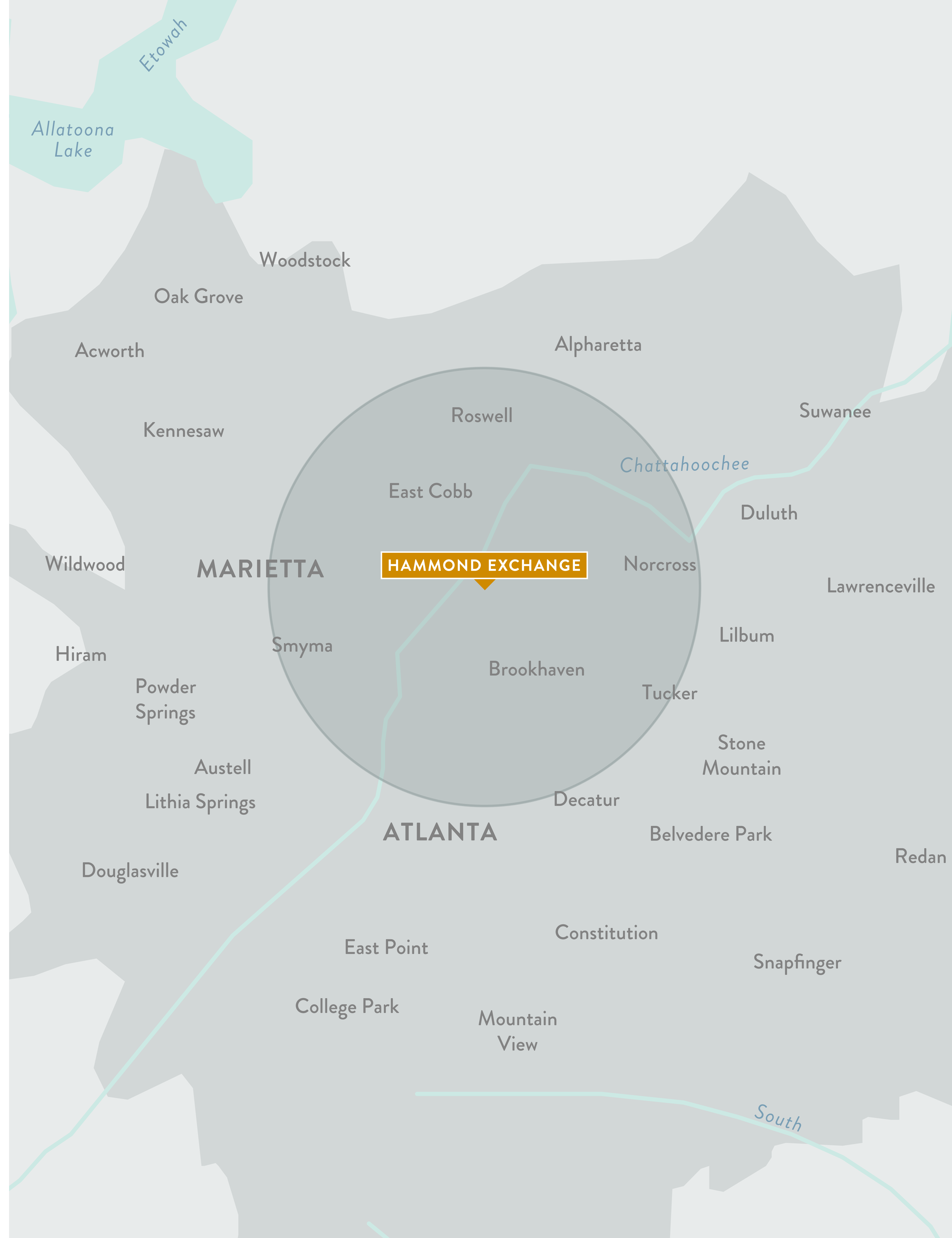
**13.4%**

Area Workers within  
3-miles:

**98,241**

Median Home Value:

**\$819,708**



# OUR CONSUMERS



Average age of  
Hammond visitors:

**36.5**

—

Income Average:

**\$155,000**

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Average Disposable Income:

**\$101,121**

College or advanced degree:

**70.4%**

Surpasses the market for  
Millennials with

**53%**

of shoppers coming from this  
group from the trade area

*(vs. 32% for the Atlanta Market)*

Sandy Springs is home to an  
affluent community with 33%  
of shoppers having a household  
income of

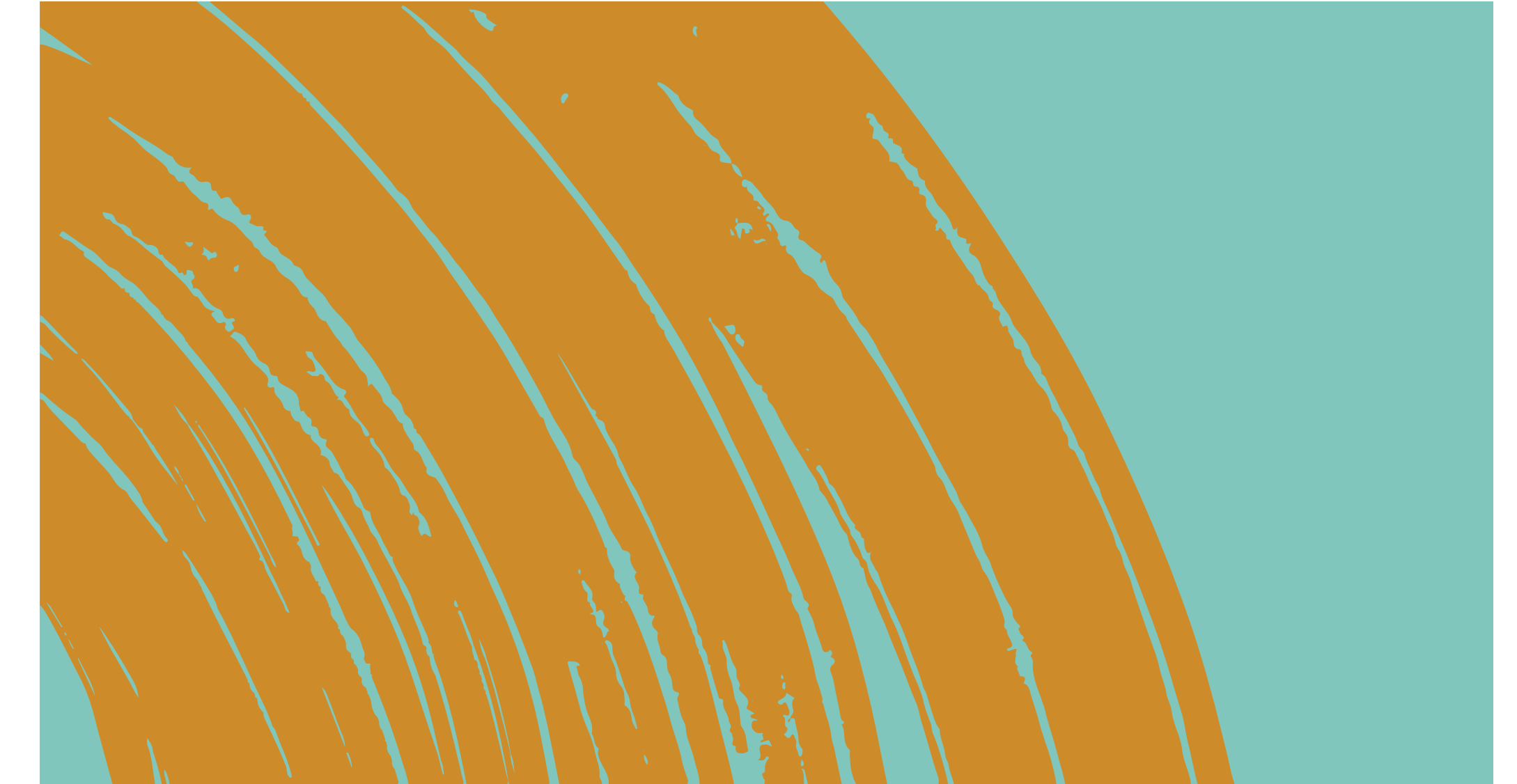
**\$150,000**

# CONSUMER BEHAVIOR

**OVER 2.5M  
VISITS IN 2025**

**4.5x PER MONTH**

Average Frequency of Visits  
for non-resident and non-office  
worker shoppers



**77%**

of visitors travel 0-10 miles  
to the property

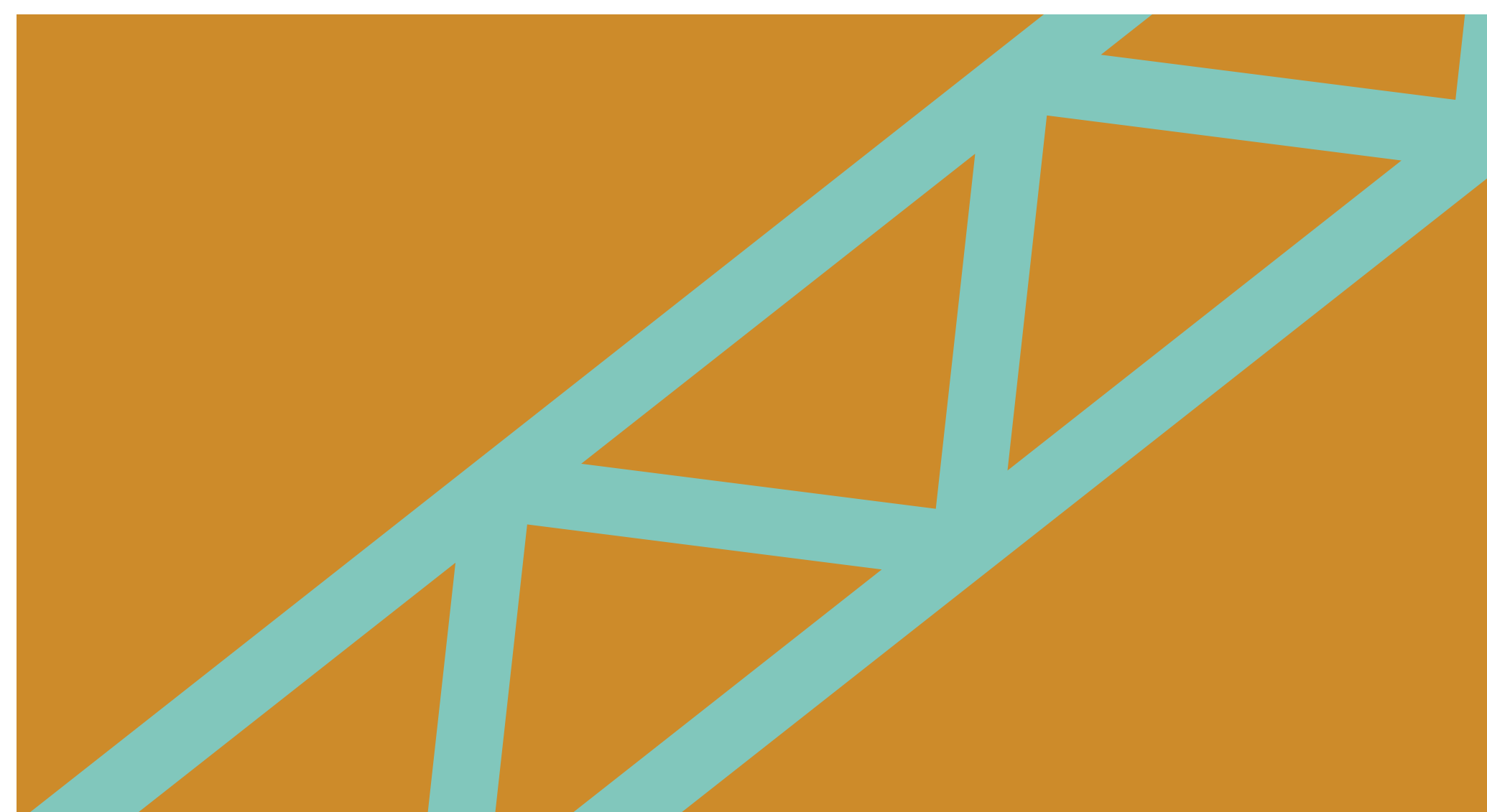
Visits increased

**27.8%**

since 2023

**\$155,268**

Average Household Income



**43.6%**

of customers dwell at the  
property between 30-150 minutes

# MEET YOUR NEIGHBORS



## SATE GRILL

Vietnamese cuisine restaurant specializing in pho, banh mi, and coffee.



## TUZA TACO

Mexico City street food comes to Hammond Exchange at Tuza Taco.



## CLUB PILATES

Popular Pilates studio, that offers low-impact, full body workouts with a variety of classes.



## WAXXPOT

Offers one-of-a-kind waxing experiences, focusing on fast services for everybody.



## HAMMOND NAILS

Atlanta's prime spot for nail pampering and more.





## ABOUT JAMESTOWN

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Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding \$40 billion. As of December 31, 2024, Jamestown has assets under management of \$14.2 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Jamestown employs more than 600 people worldwide with 11 global offices, including headquarters in Atlanta and Cologne. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

For more information, visit [www.jamestownlp.com](http://www.jamestownlp.com).

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