



SANDY
PARKSIDE
SPRINGS



WELCOME TO PARKSIDE SANDY SPRINGS

Nestled at the crossroads of Roswell Road and Hammond Drive, Parkside Sandy Springs offers a vibrant mix of 590,000 square feet of retail, dining, green space, multi-family residential, and captivating office space. The project anticipates a seamless living and working experience that focuses on walkability, sustainability, and entertainment.



**PARKSIDE BRINGS A
REJUVENATED ENERGY TO
SANDY SPRINGS' BUSTLING
NEIGHBORHOOD**



THE NEIGHBORHOOD

Located only minutes outside of Atlanta, Sandy Spring's 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 \$174,000 and homes that average \$500,000. 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

SANDY SPRINGS

THE TRADE AREA



Johns Creek

Marietta

Perimeter Mall

Sandy Springs

Brookhaven

Cumberland

Lenox Mall

Midtown

Atlanta

Downtown

Hartsfield-Jackson Atlanta
International Airport

PARKSIDE
SANDY SPRINGS



MEET YOUR NEIGHBORS



EGG HARBOR CAFÉ

Casual daytime dining chain serving American comfort food in family-friendly surroundings.



IL GIALLO OSTERIA & BAR

Italian spot preparing traditional, seasonal pasta and meat dishes in a warm, modern setting.



THE SPRINGS CINEMA & TAPHOUSE

A state-of-the-art neighborhood cinema with quality films and an on-site bar offering a wide range of beers, wine and signature cocktails.



PERRINE'S WINE SHOP

Sandy Spring's premier wine shop showcasing both New and Old World wines and offers regular wine tastings and events.



BISHOKU

Intimate, local Japanese restaurant featuring signature sushi rolls and small plates.



FRESH ONE KITCHEN

Fast casual restaurant selling healthy quick service food options, including salads and grain bowls.

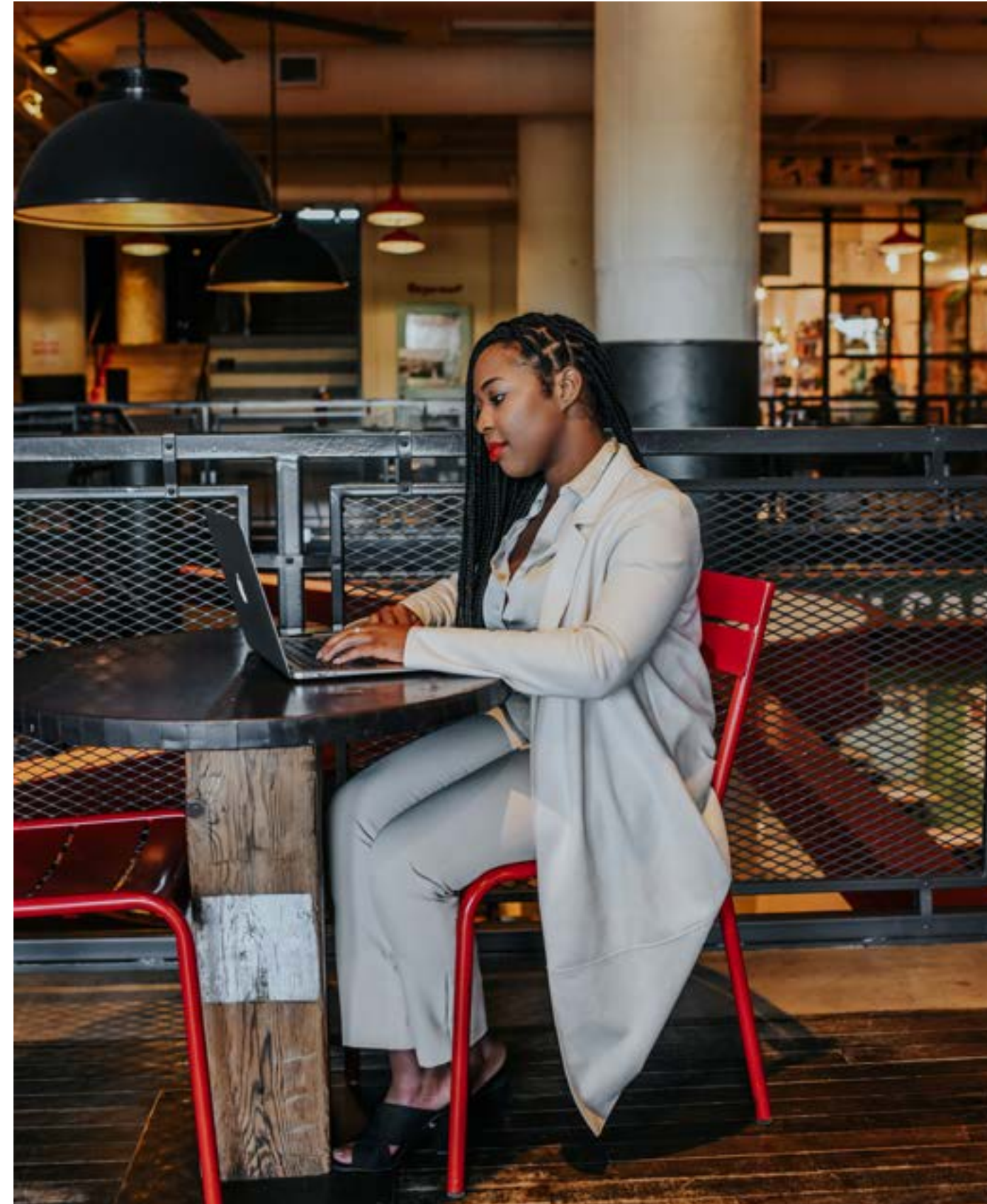


Q NAILS

Nail Salon offering nail services, waxing, massages, facials, and other beauty services.



OUR CONSUMERS



Average age of
Hammond visitors:

38.2

—

Income Average:

\$150,000

—

Average Disposable Income:

\$121,000



College or advanced degree:

70.4%

—

Median home value:

\$709,000



Surpasses the market for
Millenials with

29.5%

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

\$190,000

TWO PHASE REDEVELOPMENT



83,000 SF

OF OFFICE

1.5 Acres

OF COMMUNITY
GREEN SPACE

5

FOR SALE
TOWNHOMES

100,000 SF

OF NEW RETAIL
(158,000 SF EXISTING)

190

MULTI-FAMILY
APARTMENTS

26

FOR SALE
CONDOS

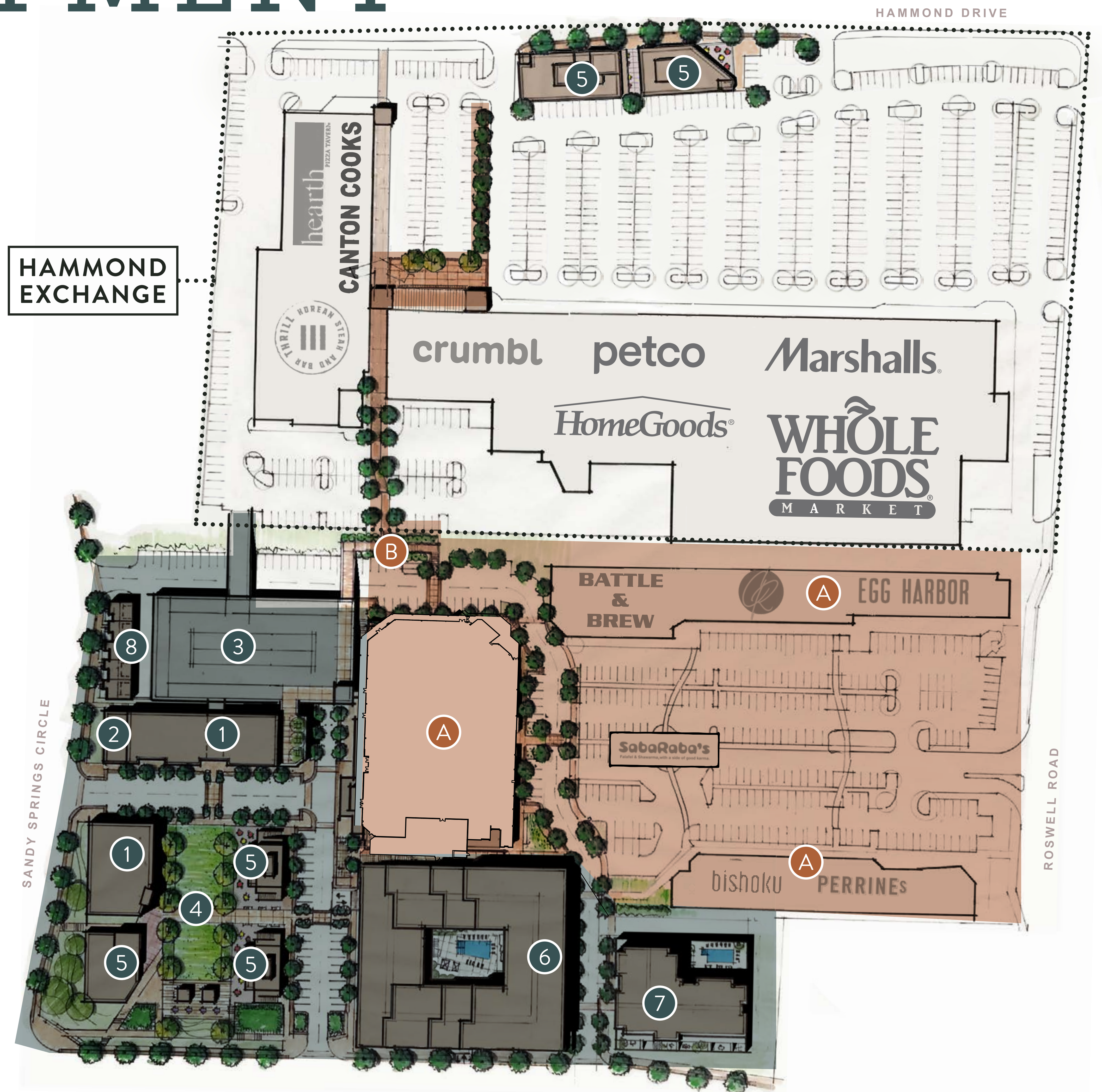
PARKSIDE REDEVELOPMENT

Phase 1

- A. Existing Parkside Shops facade renovation
- B. Pedestrian bridge to Hammond Exchange

Phase 2

- 1. Boutique office
- 2. Rooftop terrace
- 3. Parking deck +/-410 space
- 4. Community greenspace
- 5. Retail and restaurants
- 6. Multi-family apartments
- 7. Condominiums
- 8. Townhouses

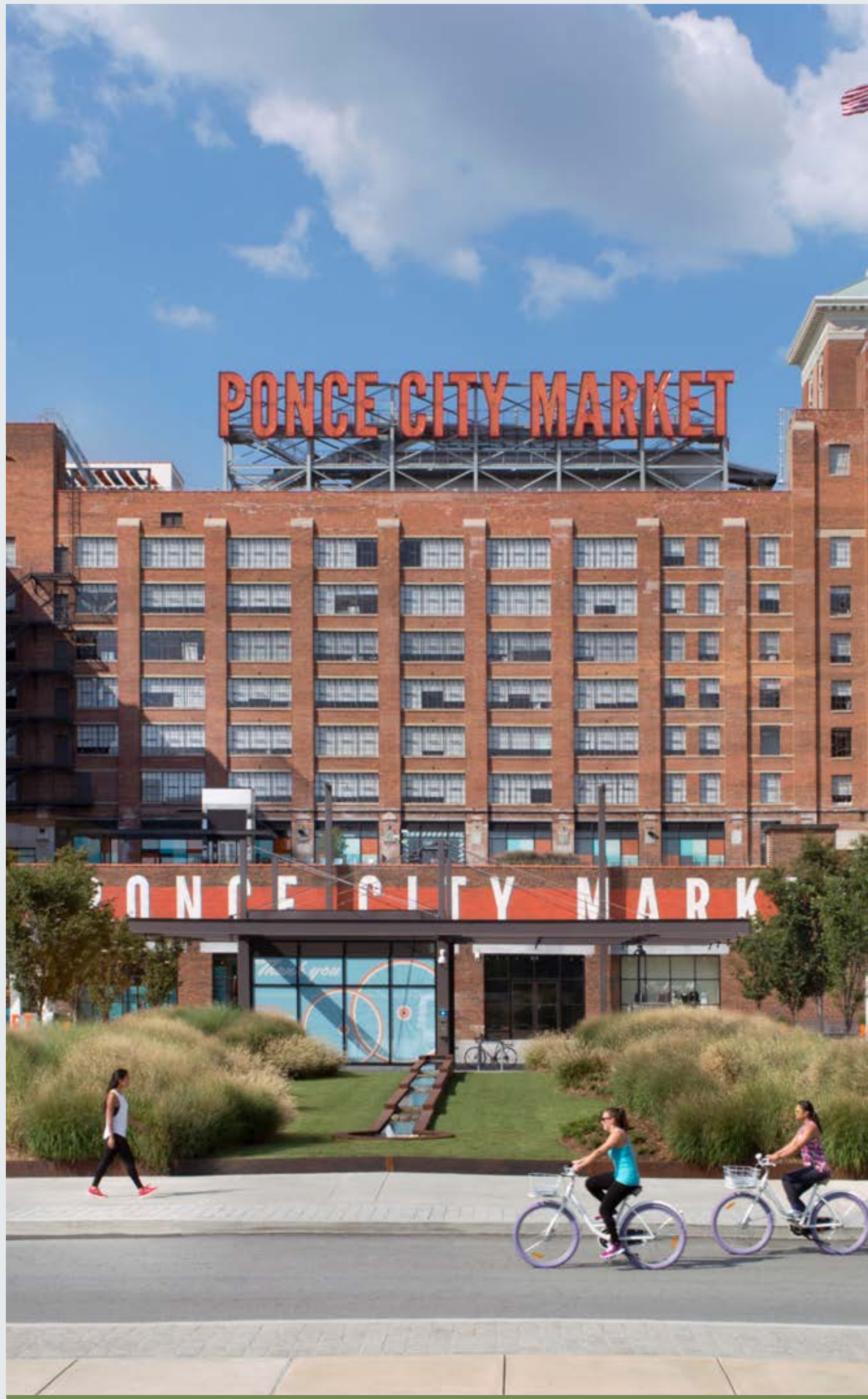


PHASE 1 AT PARKSIDE SHOPS



PHASE 2





PONCE CITY MARKET Old Fourth Ward



WESTSIDE PROVISIONS West Midtown



SOUTHERN DAIRIES Old Fourth Ward



BUCKHEAD VILLAGE DISTRICT Buckhead

ABOUT JAMESTOWN

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of December 31, 2025, Jamestown manages \$14.1 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, and Groot Handelsgebouw in Rotterdam. For more information, visit <http://www.jamestownlp.com>.

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