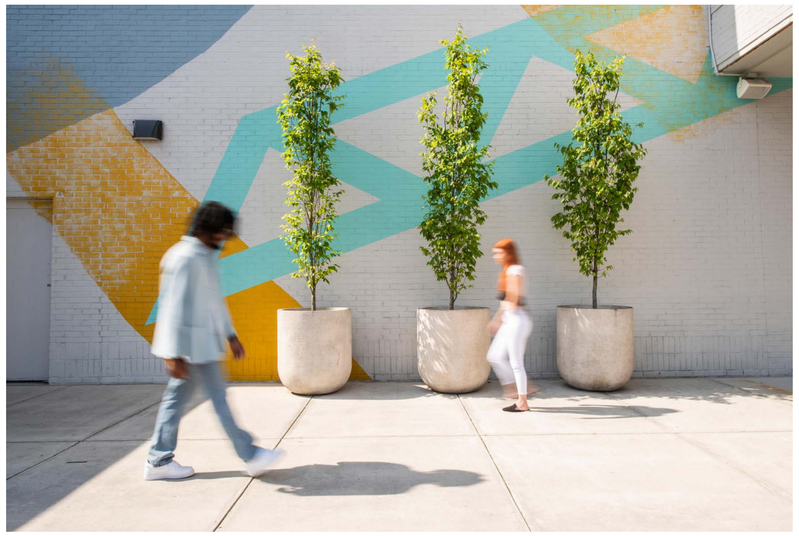
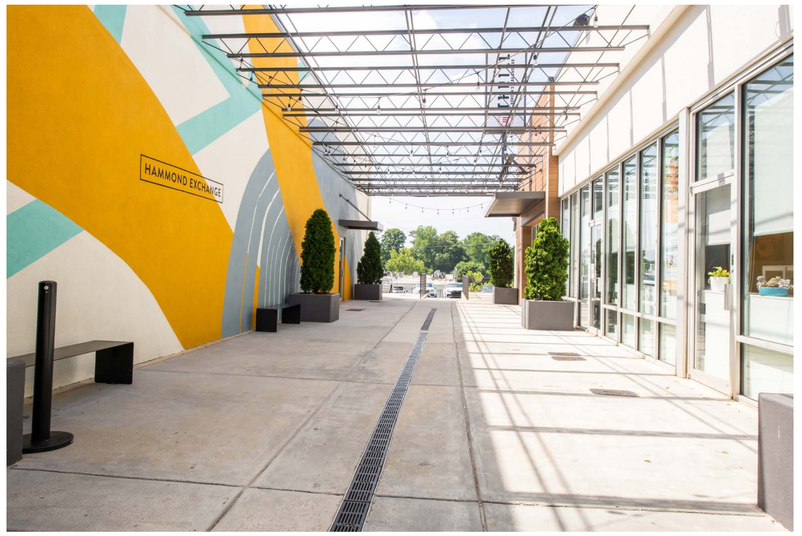
HAMMOND EXCHANGE

HAMMOND EXCHANGE







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

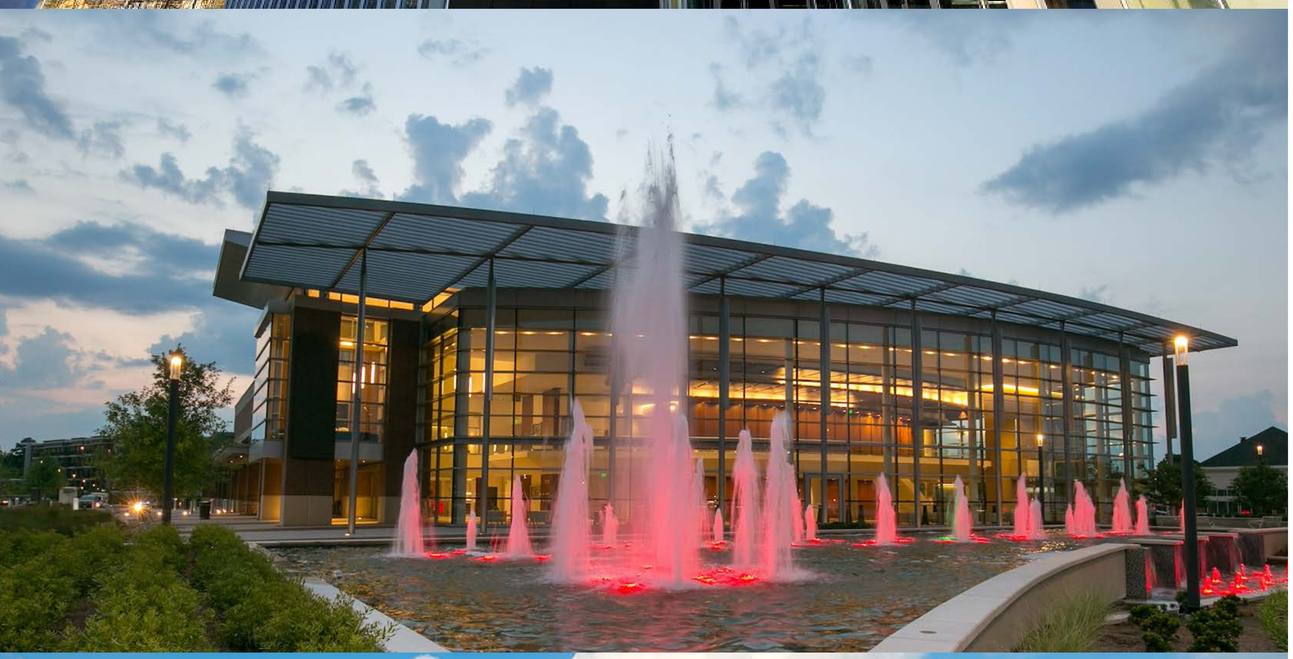
PASS BY THE PROPERTY DAILY

HAMMOND-EXCHANGE.COM

Jamestown

@JAMESTOWN.LP







THE NEIGHBORHOOD

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

AREA MAP

AREA MAP


SANDY SPRINGS CROSSING
Roswell Rd NE
ABERNATHY SQUARE
Johnson Ferry
19
CITY CENTER CROSSING
SANDY SPRINGS PLAZA
9
CITY SPRINGS
CITY WALK
MODERA SANDY SPRINGS
HAMMOND EXCHANGE
Hammond Drive
285
PARKSIDE SHOPS
19
THE PLAZA AT CITY SPRINGS
9
HAMMOND SPRINGS
285
400
The Perimeter
Mt Vernon
285
19
285
285
THE PRADO
400
N
FOUNTAIN OAKS
19

ABOUT THE PROPERTY

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 Hello Sugar, 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

2025 Population:

579,703

Population Growth Projection over the next 10 years:

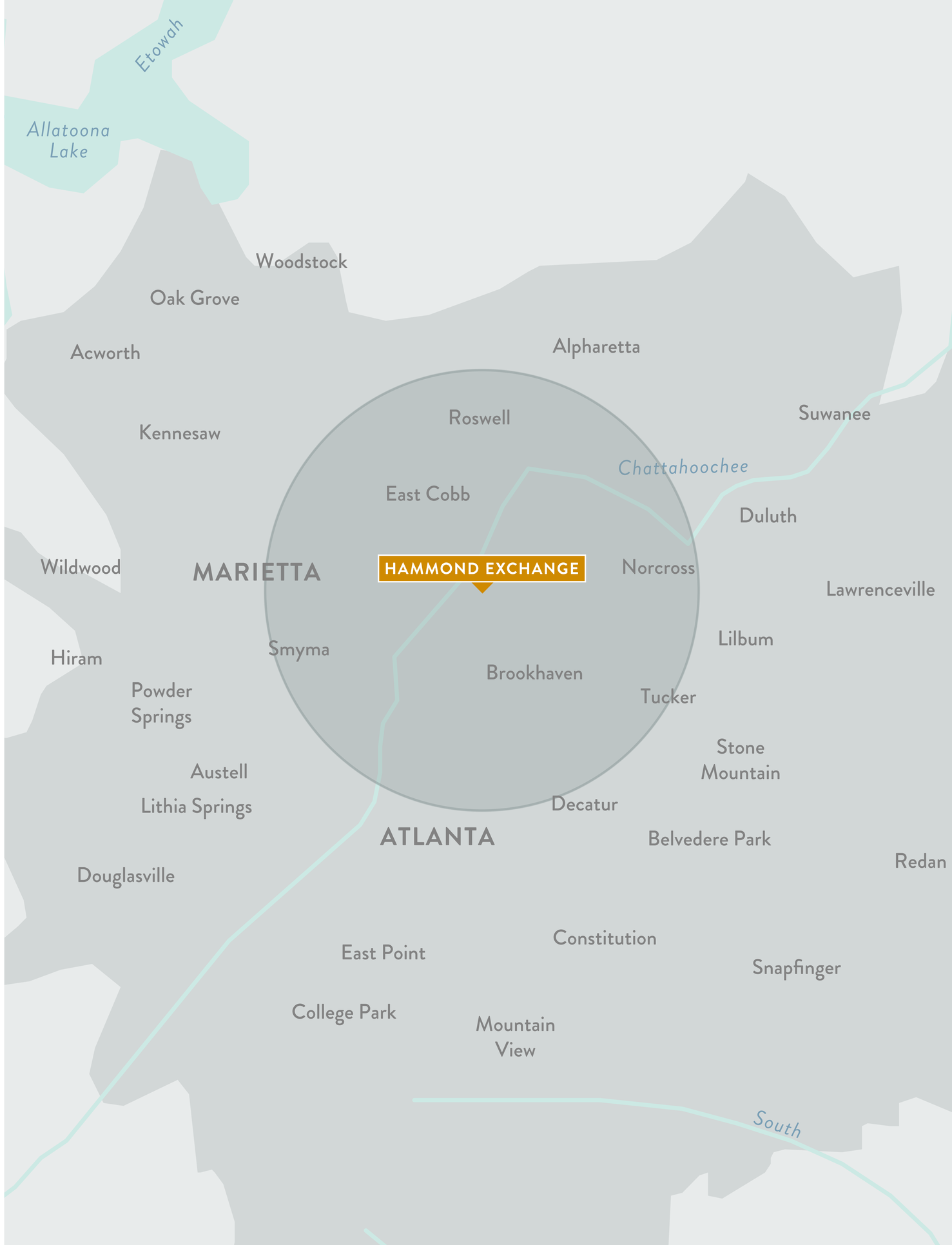
13.4%

Area Workers within 3-miles:

98,241

Median Home Value:

$819,708



OUR CONSUMERS



Average age of Hammond visitors:

36.5

–

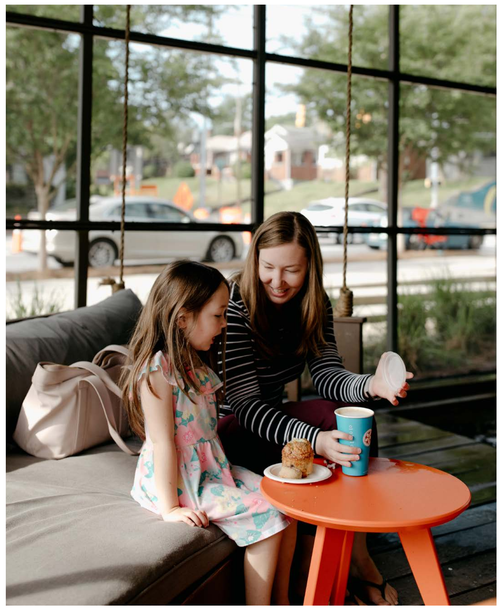
Income Average:

$155,000

–

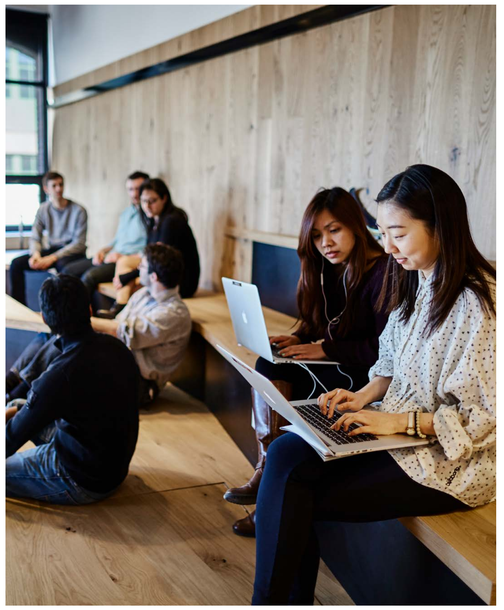
Average Disposable Income:

$101,121



College or advanced degree:

70.4%



Surpasses the market for Millenials 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

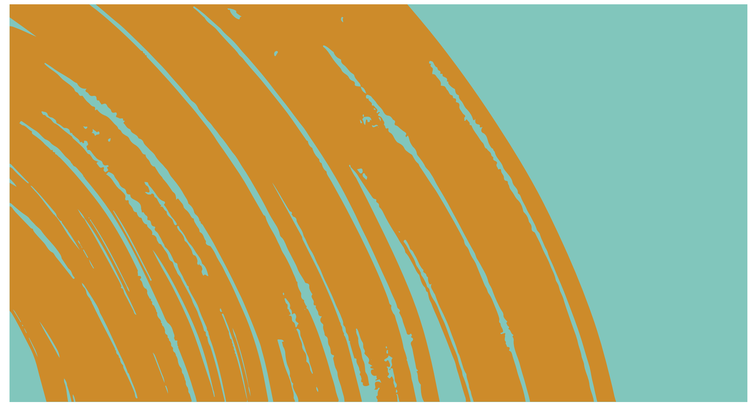
Sources: Alexander Babbage, TruTrade

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

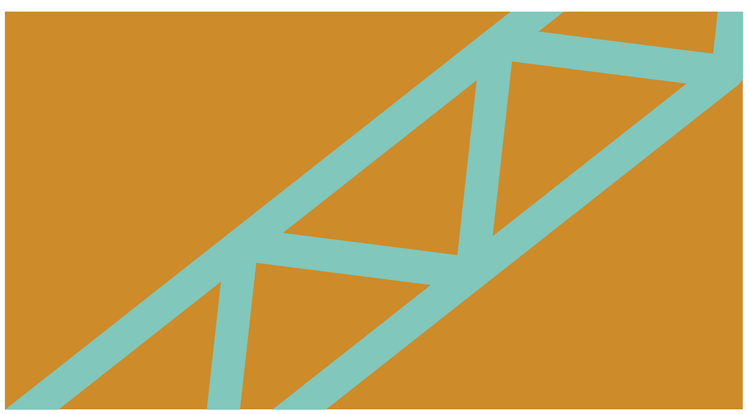
Visits increased

27.8%

since 2023

$155,268

Average Household Income



43.6%

of customers dwell at the property between 30-150 minutes

Sources: Placer.ai

MEET YOUR NEIGHBORS

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

HEARTH PIZZA
A beloved neighborhood staple offering oven-fired pizzas, sandwiches, and more.

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

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

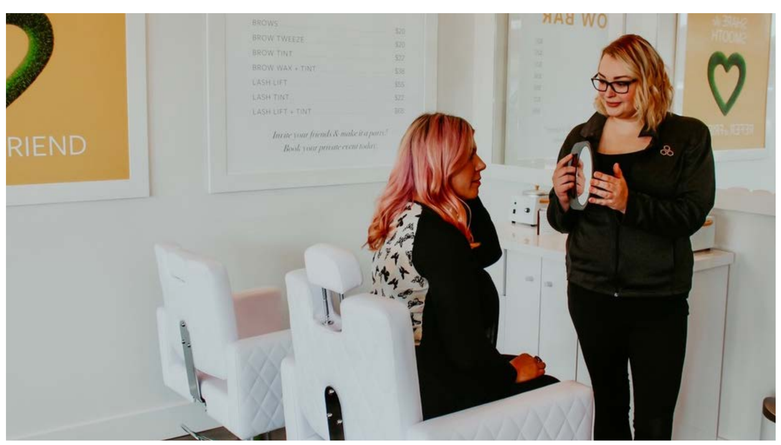
HAMMOND NAILS
Atlanta's prime spot for nail pampering and more.













ABOUT JAMESTOWN

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 September 30, 2026, 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, Ghirardelli Square and Levi's Plaza in San Francisco, and Groot Handelsgebouw in Rotterdam.

For more information, visit www.jamestownlp.com.

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