

FOR LEASE

OUTPARCEL FOR GROUND LEASE

3450 Cascade Road SW, Atlanta, GA 30311

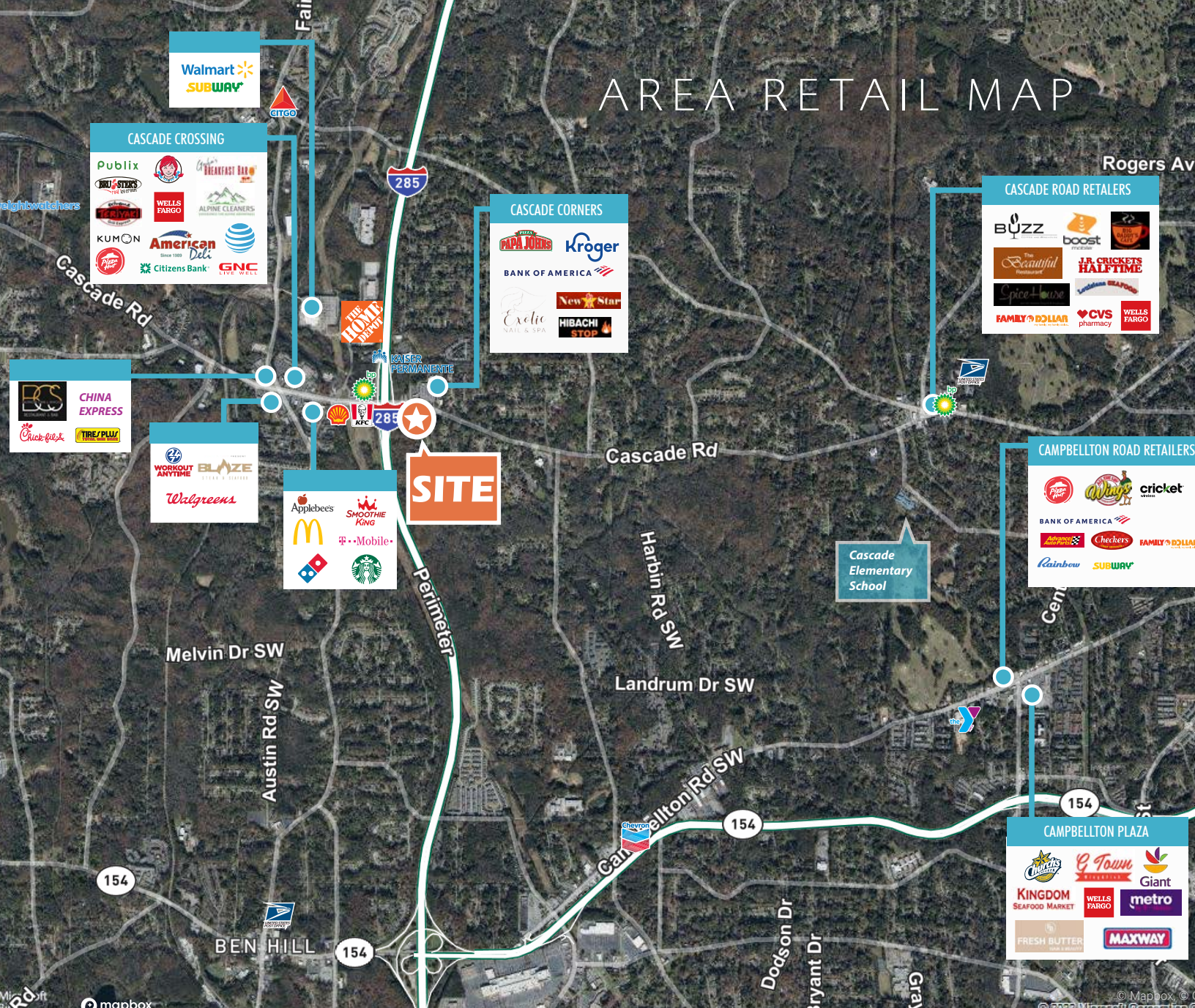


PROPERTY INFO

- Small .5 acre site (approximate)
- Prime Retail Corner at signalized intersection
- Cascade Road Frontage with Traffic Signal access
- Zoned Commercial (City of Atlanta)
- Out Parcel to new Aldi Store (2023)
- Across the street from Kroger, Bank of America and a proposed QuikTrip
- Other nearby retailers include: Walmart, Publix, Home Depot, Walgreens
- Outstanding exposure and visibility
- Out Parcel delivered 'pad ready'
- For Bank prospects, parcel is within a designated 'LMI' tract



AREA RETAIL MAP



SITE PLAN



LOCATION...

Aldi has recently rezoned the site and plans to begin construction in early 2023. This small out parcel will front on Cascade Road and will share access with the Aldi development. The parcel will be delivered ready for development with the old C-Store and improvements removed. The owner of this parcel prefers to ground lease the site but may consider a Build To Suit.

DEMOS	3 MILES	5 MILES	10 MILES
Population	59,290	163,903	725,422
Median Age	39.2	37.9	34.7
Households	24,301	64,752	301,658
Daytime Population	53,521	161,038	863,549
Household Income	\$61,251	\$59,686	\$95,169



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PLEASE CONTACT:

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