



Ron Chanin

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OFFERING MEMORANDUM

Cascade Promenade

1075 Fairburn Road | City of South Fulton, Fulton County, Georgia

13,278 SF

GROSS LEASABLE AREA

100% Leased

OCCUPANCY — 6 TENANTS

\$5,273,500

ASKING PRICE

6.25%

CAPITALIZATION RATE

Investment Overview

Riverwood Properties is pleased to present **Cascade Promenade**, a 13,278 square foot, 100% leased center located at 1075 Fairburn Road, near the intersection of Fairburn Road and Cascade Road in the City of South Fulton, Fulton County, Georgia. The center sits adjacent to Chick-fil-A and Tires Plus, and across the street from a Publix-anchored shopping center.

Cascade Promenade offers investors a stable, 100% occupied in-place cash flow with a mark-to-market rent growth story.

\$5,273,500

ASKING PRICE

6.25%

CAP RATE

\$329,599

YEAR 1 NOI

100%

OCCUPANCY



Property Details

\$329,599 YEAR 1 NOI	13,278 SF GLA	100% OCCUPANCY	3.015 AC LAND SIZE
2004 YEAR BUILT	79 PARKING SPACES	6 TENANTS	Fulton COUNTY



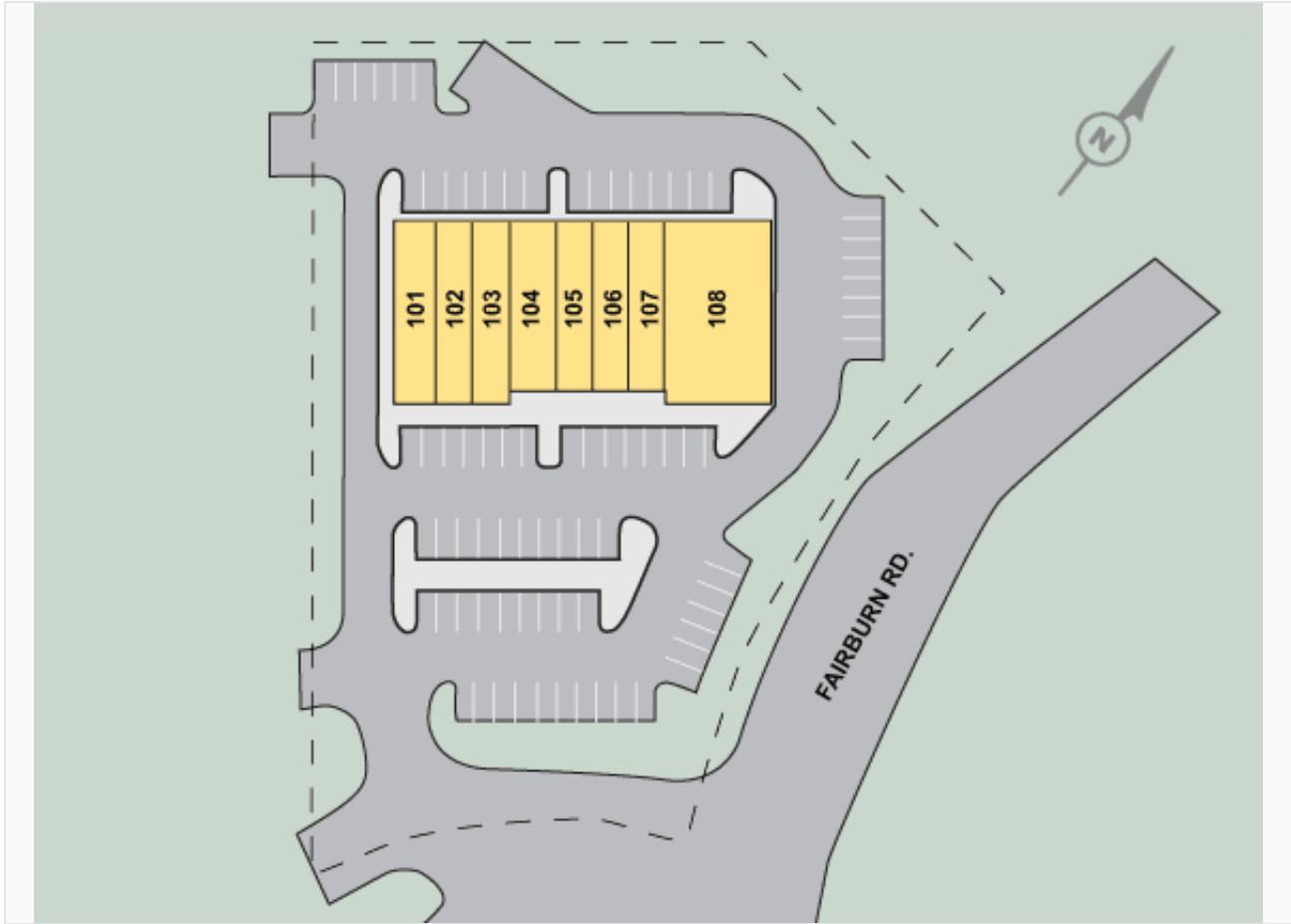
Source: Investment Overview (07/23/2026) and Cascade Promenade Proforma (07/23/2026). NOI and valuation per proforma; asking price per Investment Overview.

Storefronts & Site



Site Plan & Maps

SITE PLAN — SUITE LAYOUT 101-107



TRADE AREA AERIAL: WAFFLE HOUSE, CHICK FIL-A, PUBLIX





FOR MORE INFORMATION

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