

The Point At Cascade

The TRIANGLE FOR SALE

FOR SALE:
THE TRIANGLE in
The Point At Cascade
2287 Cascade Road SW
Atlanta, GA 30311

Total SF: 4,745 sf

Unit SF:

Oreatha's At The Point:	1,930sf
MoreLyfe Juice Bar:	701sf
Nourish + Bloom:	610sf
Cameron's Salon:	1,030sf
Aiskrimu Ice Cream:	656sf



The Heart of Cascade Heights is Open for Business

Cascade Heights Commercial Historic District is located:

- 12 minutes to downtown Atlanta
- 15 minutes to Hartsfield International Airport
- 6 minutes to 285 perimeter highway

The Point At Cascade is nestled in the heart of the commercial district.

Each of the businesses are **locally owned and operated** with a strong commitment to the betterment of this historic area of Atlanta

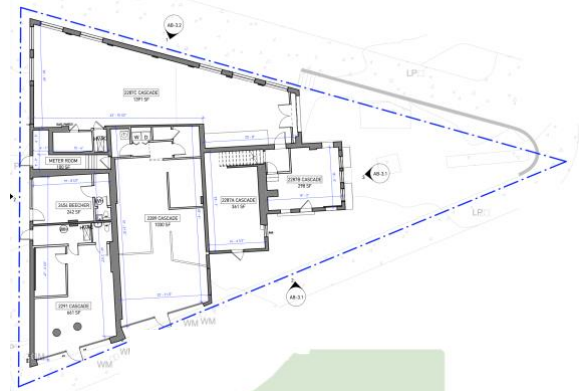
In order to take advantage of the **Federal Opportunity Investment** benefits, You must invest no later than December 31, 2026.

Asking Price: \$1,600,000

CAP Rate: 7%

All leases are **NNN Leases**

Please inquire for an NDA and to receive detailed lease information



THE POINT
AT CASCADE
ATLANTA'S COMMUNITY IN A PARK

