RED OAK LEASING PACKAGE

RISE PROPERTY GROUP

PROPERTY OVERVIEW

- **Address:** 3435 Roosevelt Hwy, Atlanta, GA 30349
- **Square Footage:**
  - » **Unit B002:** 1,800 SF
  - » **Unit 4:** 1,410 SF
- **Parking:** 300 spaces
- **Signage:** Monument Signage
- **Year Built:** 1987
- **Asking Rate:** $20/SF NNN
- **Adjacent Tenancy:** Tenants within the shopping center include: Subway, Domino's Pizza, Family Dollar, United States Postal Service, Metro by T-Mobile. Anchored by Wayfield Foods.

HIGHLIGHTS

- **Unit B002:** Delivered in white box condition with two ADA-compliant bathrooms.
- **Unit 4:** Delivered in turnkey condition with kitchen and ADA-compliant bathroom.
- **Traffic Counts:** +/- 19,300 VPD
- **Demographics:** Population counts within 5 miles exceed 156,000, with a median household income of $54,887.
- **Strategic Location:** Positioned along GA State Route 14 and just off I-285.

SITE PLAN

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SUITE	SQUARE FOOTAGE
Unit B002	1,800 SF
Unit 4	1,410 SF

WHITE BOX CONDITION: UNIT B002

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RESTAURANT SPACE: UNIT 4

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BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.