

Property Highlights:

- 3 Building Medical/Office Complex
- Convenient to I-575 & Northside Hospital- Cherokee
- Suites from 1,160 to 2,798 Square feet
- Competitive Rates
- On-Site Management
- Build to Suit / Turn Key
- Ample Parking

Demographics

	<u>3-mile</u>	<u>5-mile</u>	<u>10-mile</u>
Population	23,570	50,087	141,480
Households	8,172	17,510	49,303
Income	\$61,747	\$68,849	\$83,623

**LOCATED OFF REINHARDT
COLLEGE PARKWAY (ST. RT. 140)
4 TRAFFIC LIGHTS FROM I-575**

**LOCATED WITHIN THE NORTH CHEROKEE
APPROVED **TECHNOLOGY RIDGE**
OPPORTUNITY ZONE***

The Commons at Riverstone Village is a three building, 35,500 square foot medical/office complex in the heart of Canton's Riverstone District. The development was designed giving specific consideration to the practicing physicians, including ease of access, ample parking and traditional style architecture.

- Lease Rate: \$16.50 /RSF, NNN
- Free Rent: Outside Lease Term
- Term: 3 to 5 Year
- Annual Escalations: 3.5% on the gross
- Parking: 4/1,000 SF
- CAM, Taxes & Ins: \$3.50/RSF

**A WARM AND WELCOMING LOCATION FOR PHYSICIANS TO CARE FOR
THEIR PATIENTS,
WHILE WE TAKE CARE OF EVERYTHING ELSE.**

*for additional information regarding tax savings within the Opportunity Zone go to:
<http://www.cherokeega.org/locate-and-expand/opportunity-zone/>



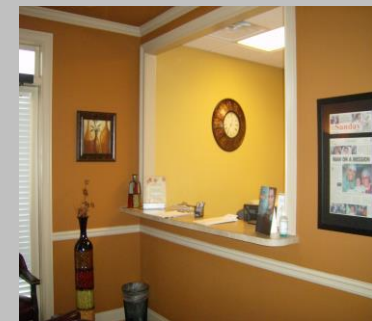
The Commons

at Riverstone Village, LLC

www.meridiandevelopmentinc.com

EXISTING MEDICAL TENANTS INCLUDE:

- Lloyd Family Dental
- Village Podiatry Centers
- Cherokee Pediatrics
- LabCorp
- Vascular Surgical Associates
- Sibley Heart Center Cardiology
- Alliance Spine & Pain Surgery Center
- Craig Wellness and Recovery
- Riverstone Counseling



Project Developed by:

Meridian is a commercial developer and licensed general contractor with experience in office, medical, retail, residential and industrial development. In addition to development Meridian also performs leasing and management services for affiliated properties.

