

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

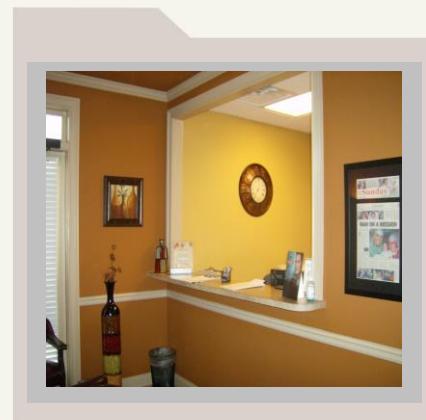


**A WARM AND WELCOMING LOCATION FOR PHYSICIANS TO CARE FOR THEIR PATIENTS,
WHILE WE TAKE CARE OF EVERYTHING ELSE.**

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

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



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.

Project Developed by:

Meridian
DEVELOPMENT & CONSTRUCTION SERVICES