



### CONTACT INFO

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## ABOUT THE PRADO

The Prado has been an Atlanta landmark for multiple generations. The property is positioned in the heart of the top residential neighborhoods of Sandy Springs and North Buckhead along Roswell Road (the main north/south artery with over 56,000 vehicles per day), allowing easy accessibility to a large and affluent trade area. The Prado is strategically located less than half a mile from the Roswell/I-285 interchange with combined traffic counts of over 260,000 vehicles per day.



SHOP, DINE, WORK, UNWIND...AT THE PRADO  
THE CENTER OF IT ALL



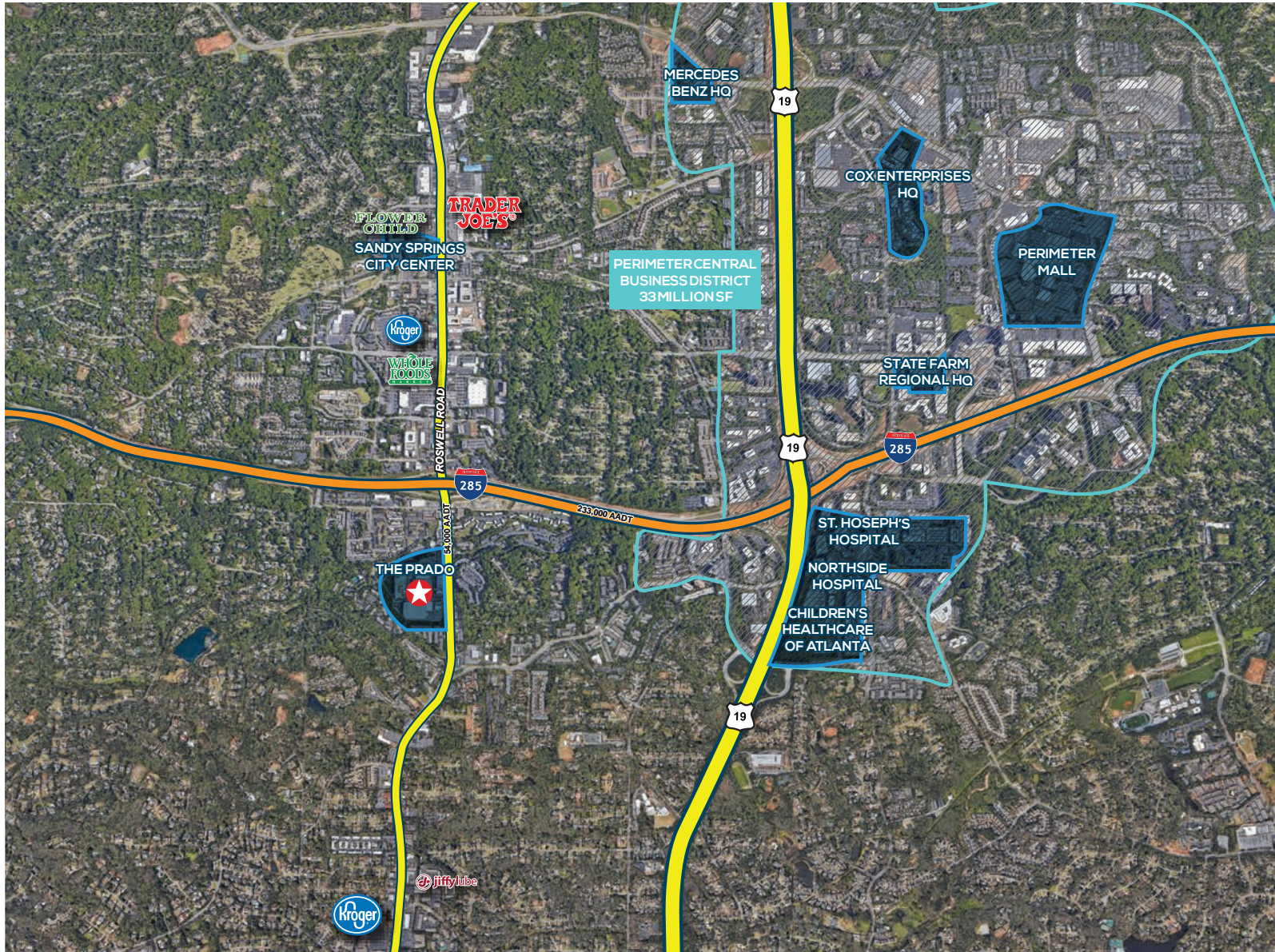


# SITE PLAN





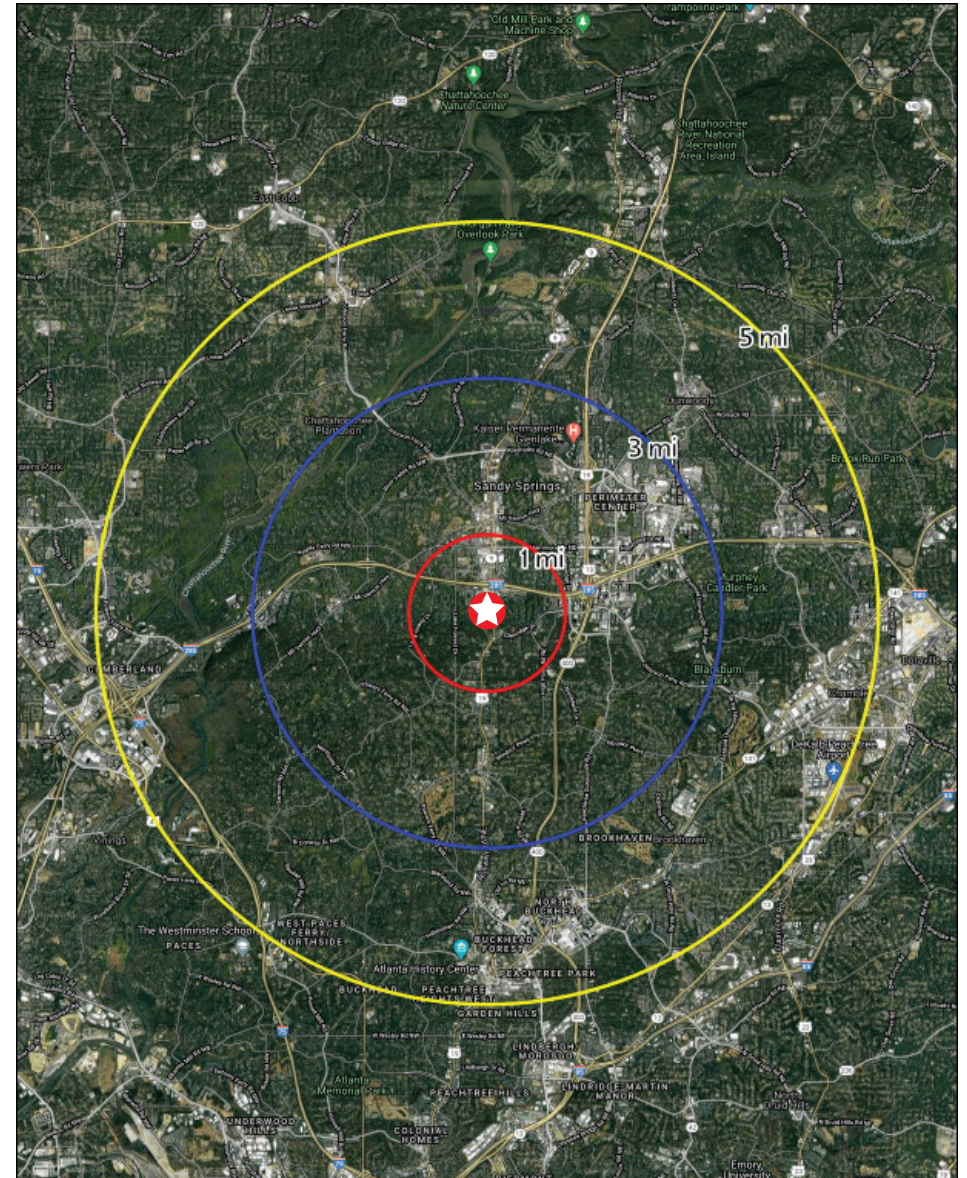
# LOCATION AERIAL





# DEMOGRAPHICS | RADIUS

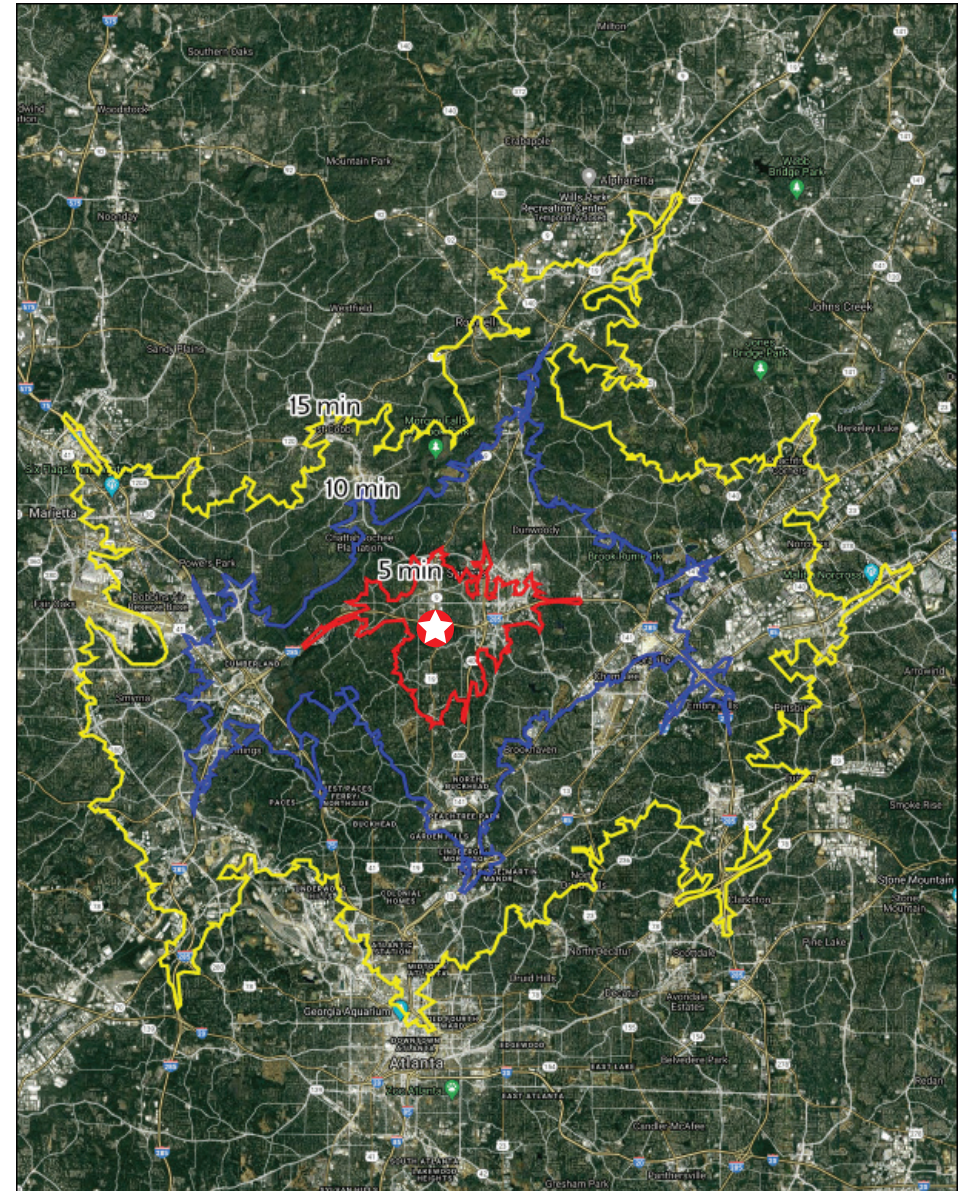
	0-1 mi	%	0-3 mi	%	0-5 mi	%
<b>Population</b>						
2030 Forecast	19,726		106,407		298,140	
2025 Projection	17,598		96,663		273,992	
2020 Estimate	15,854		85,876		246,831	
<b>Growth In Population %</b>						
Growth 2030 - 2035	9.5%		10.1%		881.0%	
Growth 2025 - 2020	11.0%		12.6%		11.0%	
Growth 2020 - 2010	11.8%		19.9%		19.3%	
<b>Households</b>						
2030 Forecast	8,706		47,993		142,692	
2025 Projection	7,915		43,505		130,696	
2020 Estimate	7,075		38,483		117,029	
<b>Change In Households %</b>						
Growth 2030 - 2035	10.0%		10.3%		9.2%	
Growth 2025 - 2020	11.9%		13.1%		11.7%	
Growth 2020 - 2010	12.4%		21.3%		20.7%	
<b>2020 Est. HHs by HH Income</b>						
2020 Est. Median Household Income	\$68,610		\$102,272		\$98,243	
2020 Est. Average Household Income	\$107,752		\$155,203		\$147,169	





# DEMOGRAPHICS | DRIVE-TIME

	5 min	%	10 min	%	15 min	%
<b>Population</b>						
2030 Forecast	46,422		284,642		878,818	
2025 Projection	42,033		259,730		810,072	
2020 Estimate	37,203		231,262		733,665	
<b>Growth In Population %</b>						
Growth 2030 - 2035	10.4%		9.6%		8.5%	
Growth 2025 - 2020	13.0%		12.3%		10.4%	
Growth 2020 - 2010	27.4%		24.6%		16.5%	
<b>Households</b>						
2030 Forecast	21,331		137,141		399,947	
2025 Projection	19,264		124,721		367,068	
2020 Estimate	16,959		110,368		330,031	
<b>Change In Households %</b>						
Growth 2030 - 2035	10.7%		10.0%		9.0%	
Growth 2025 - 2020	13.6%		13.0%		11.2%	
Growth 2020 - 2010	29.2%		25.6%		17.9%	
<b>2020 Est. HHs by HH Income</b>						
2020 Est. Median Household Income	\$82,895		\$88,002		\$78,068	
2020 Est. Average Household Income	\$132,418		\$131,245		\$120,050	





# FUTURE RESIDENTIAL TOWER (CONCEPTUAL RENDERINGS)







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