



5600 Roswell Road Sandy Springs (Atlanta), Georgia

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

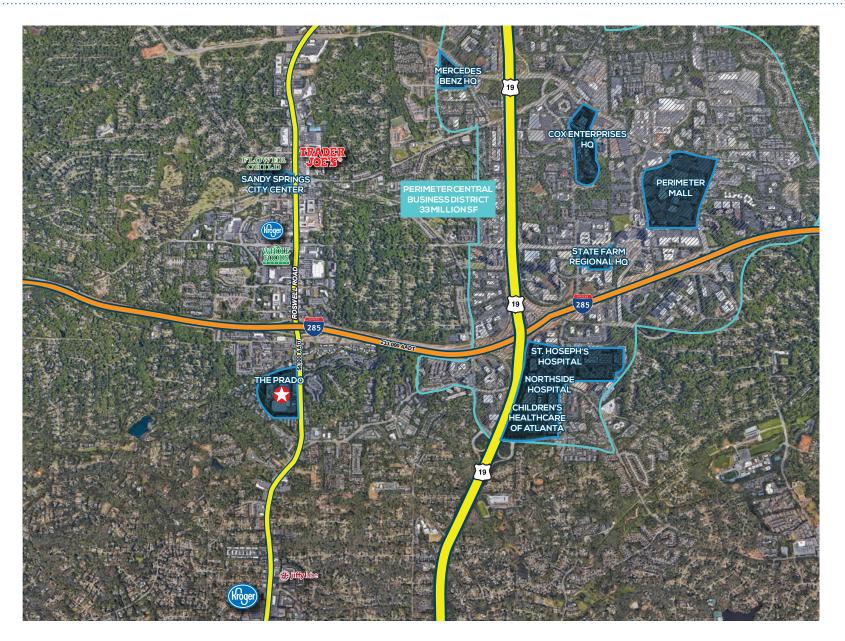






This site plan is presented without warranty or representation of any kind and solely for the purpose of identifying the approximate location of potential buildings as presently contemplated by the owner/landlord, but subject to change or cancellation at any time. Proposed building dimensions, locations, access, common areas and parking, existing or anticipated tenants and their locations and identities are all subject to cancellation or change at the owner's/landlord's sole discretion at any time.

LOCATION AERIAL

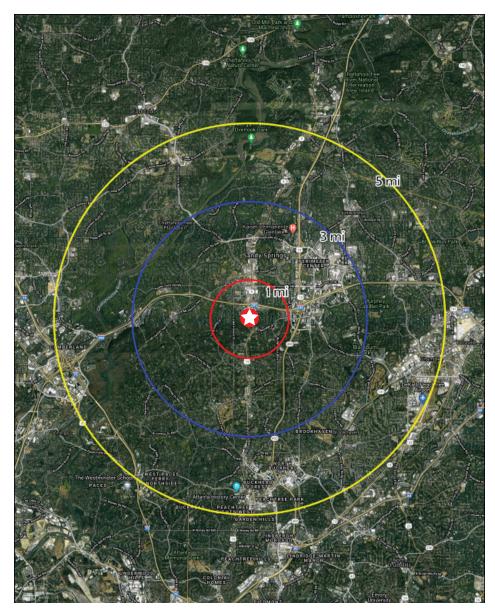




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DEMOGRAPHICS | RADIUS

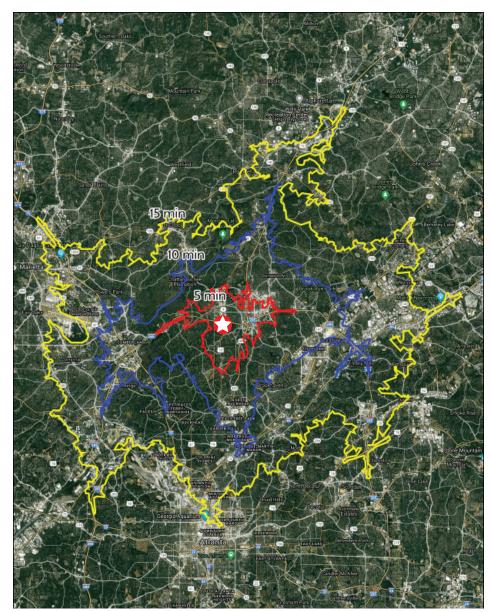
| | 0-1 mi | % | 0-3 mi | % | 0-5 mi | % |
|---------------------------------------|-----------|---|-----------|---|-----------|---|
| Population | | | | | | |
| 2030 Forecast | 19,726 | | 106,407 | | 298,140 | |
| 2025 Projection | 17,598 | | 96,663 | | 273,992 | |
| 2020 Estimate | 15,854 | | 85,876 | | 246,831 | |
| Growth In Population % | | | | | | |
| 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% | |
| Households | | | | | | |
| 2030 Forecast | 8,706 | | 47,993 | | 142,692 | |
| 2025 Projection | 7,915 | | 43,505 | | 130,696 | |
| 2020 Estimate | 7,075 | | 38,483 | | 117,029 | |
| Change In Households % | 6 | | | | | |
| 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% | |
| 2020 Est. HHs by HH Inc | ome | | | | | |
| 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 | % |
|---------------------------------------|-----------|---|-----------|---|-----------|---|
| Population | | | | | | |
| 2030 Forecast | 46,422 | | 284,642 | | 878,818 | |
| 2025 Projection | 42,033 | | 259,730 | | 810,072 | |
| 2020 Estimate | 37,203 | | 231,262 | | 733,665 | |
| Growth In Population % | | | | | | |
| 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% | |
| Households | | | | | | |
| 2030 Forecast | 21,331 | | 137,141 | | 399,947 | |
| 2025 Projection | 19,264 | | 124,721 | | 367,068 | |
| 2020 Estimate | 16,959 | | 110,368 | | 330,031 | |
| Change In Households % | 6 | | | | | |
| 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% | |
| 2020 Est. HHs by HH Inco | ome | | | | | |
| 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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