

THE PRADO

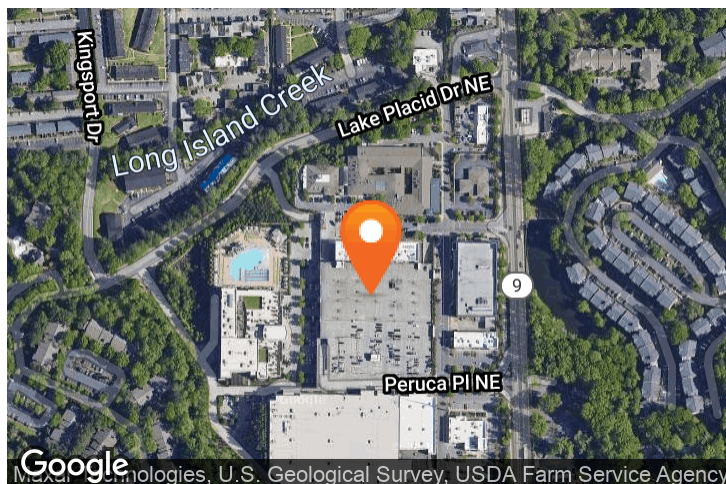
5600 Roswell Road, Atlanta, GA 30342

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Strategically located in-town power center with 345,000 sf of anchor, junior anchor, restaurant, retail & office space just south of I-285 fronting Roswell Road



PROPERTY HIGHLIGHTS

- PLEASE CALL FOR AVAILABILITY
- Anchored by Target & Lifetime Fitness
- Property has 5 access points; 2 of them signalized
- Surface and deck parking available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,357	78,719	237,062
Daytime Population	16,921	166,649	403,966
Average Household Income (\$)	112,567	149,231	137,535

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
9994-1	Available	2,863 SF	A-02002F2	Available	1,692 SF	LL9992	Lifetime Fitness	127,066 SF
9994-2	Available	2,962 SF	A-02002F2A	Chiropractor	1,100 SF	M-00012F	Under the Cork Tree	4,082 SF
9994-3	Available	2,863 SF	A-02402F	Great Clips	986 SF	M-00022F	Macaron Queen	2,708 SF
9994-4	The Peach Pit	10,433 SF	A-02502F	Spray Studio Atlanta	1,775 SF	M-00032F	Taco Mac	8,797 SF
OEATARG	Target	137,875 SF	A-02602F	Bespoke Hair Salon	1,235 SF	M-00042F	Available	4,160 SF
9993	Available	28,800 SF	A-02702	Dentistry for Children	5,396 SF	M-00092F	Advance Tech Group	7,170 SF
A-0100	Genki	3,500 SF	B-0100	Available	2,000 SF	M-00102F	Available	1,070 SF
A-0110	Farsi Jewelers	1,500 SF	B-0110	Available Soon	2,950 SF	M-00112F	Iron Age	8,154 SF
A-0120	Fuego Mundo	2,500 SF	B-0120	Panda Express	2,052 SF	M-0014	ISSN School	6,064 SF
A-0130	Sub Zero Yogurt Shop	1,000 SF	C-0100	T-Mobile	1,920 SF	M-0017	Peter Glenn	9,375 SF
A-0140	Available	2,080 SF	C-0110	Starbucks	1,850 SF	M-00212F	Available	9,570 SF
A-0150	Nail Talk	1,600 SF	D-0110	Colonial Kitchen	2,013 SF	M-01002F	Available	1,800 SF
A-0160	Marlow's Tavern	2,820 SF	D-0120	Hand & Stone	3,820 SF	M-01502F	Ray Boyd Properties	628 SF
A-02002F1	Kohn & Yager, LLC	3,544 SF	FS99999	PNC Bank	4,128 SF			

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