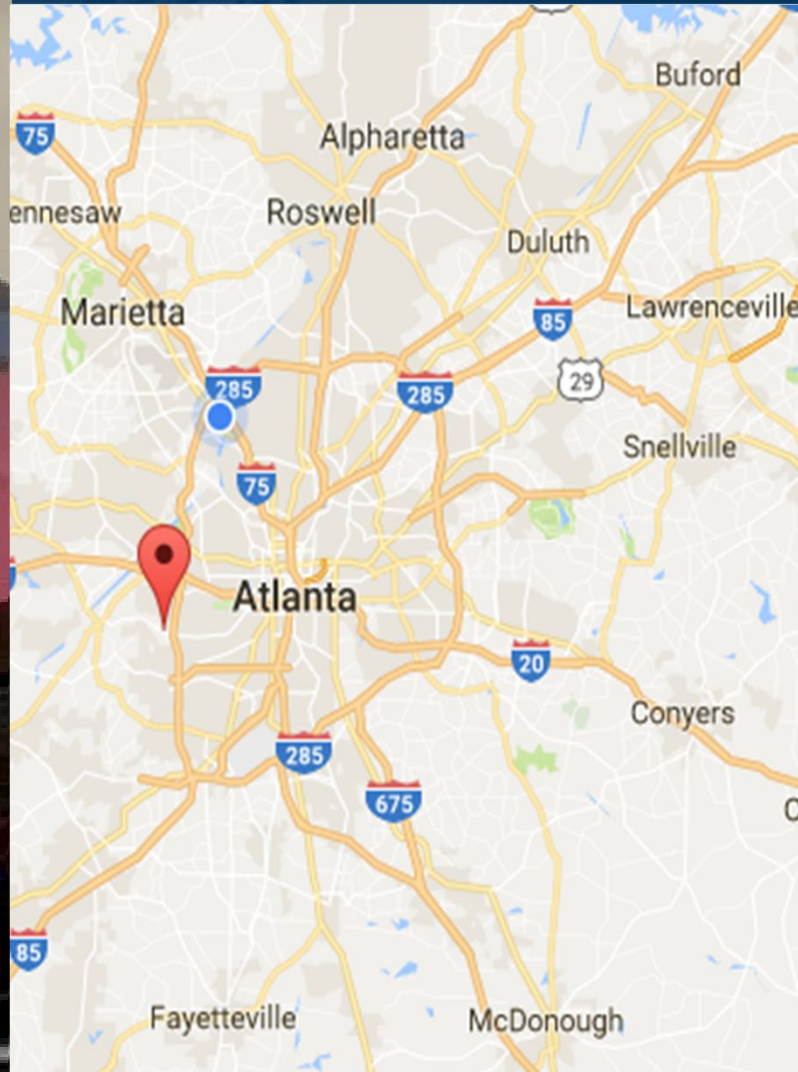


# Cascade Promenade

1075 Fairburn Road SW  
Atlanta, Georgia 30331



## Leasing Contacts

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RIVERWOOD  
PROPERTIES, LLC  
[riverwoodproperties.com](http://riverwoodproperties.com)

Cascade Promenade is a 13,200 square foot neighborhood shopping center located in the Cascade Road retail market near the intersection of Cascade and Fairburn Roads. The acre site is situated next to the Rite-Aid and Tires Plus on Fairburn Road and across from an existing Publix Shopping Center. Other development in the area includes Wal-mart (coming soon), Home Depot, Walgreens and many other smaller retailers and restaurants. Cascade Promenade offers good exposure and accessibility to shoppers in this market.

**Intersection:** Fairburn Rd & Cascade Rd

**Daily Traffic Counts:** 29,234 cars per day

**Site Access:** Fairburn Road just north of the intersection of Cascade Road across the street from Publix.

# Cascade Promenade

**101** *Restaurant Space for Lease* **1,440**

**102** The Barber Shaq **1,280**

**104** Baltimore Seafood Restaurant **2,785**

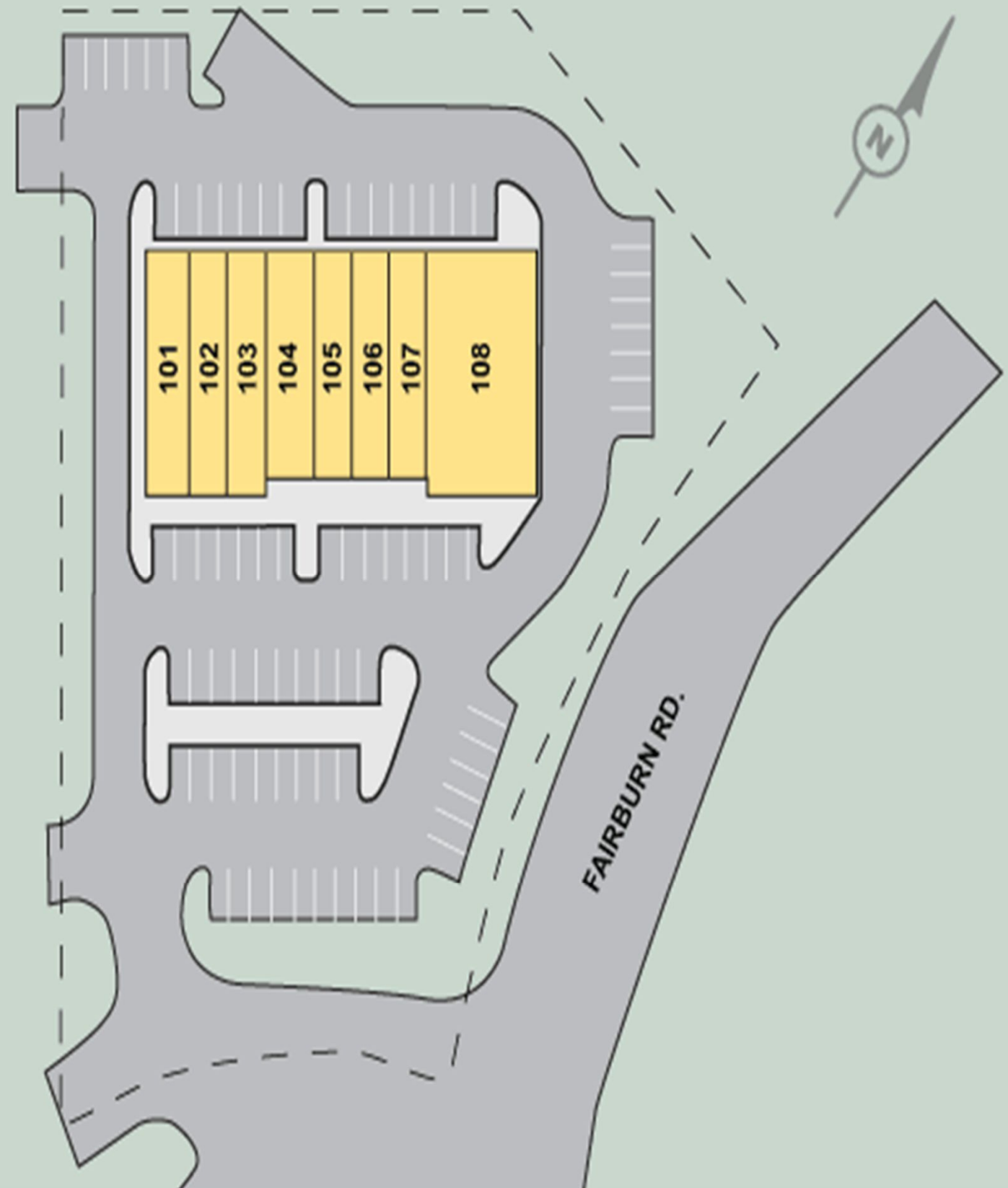
**105** China Express **1,309**

**106** Beauty Boss 4 U **1,232**

**107** Metro Brokers **5,232**

**GLA: 13,278 SF**

**Availability: 100%  
Leased**



**CASCADE PROMENADE**  
*Site Plan*

**RIVERWOOD**  
PROPERTIES,LLC



# AREA DEMOGRAPHICS



2016  
Population

<b>1 MILE</b>	5,304
<b>3 MILE</b>	51,589
<b>5 MILE</b>	149,357



Estimated Population  
Growth

<b>1 MILE</b>	3.49%
<b>3 MILE</b>	3.91%
<b>5 MILE</b>	4.23%



Household 2016

<b>1 MILE</b>	2,258
<b>3 MILE</b>	20,169
<b>5 MILE</b>	57,490



Household  
Income

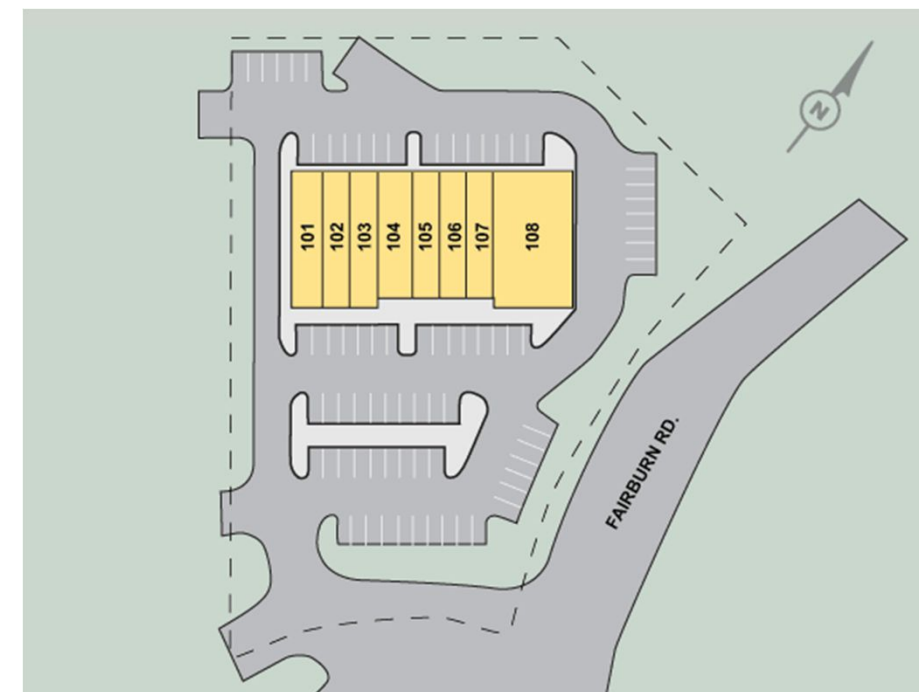
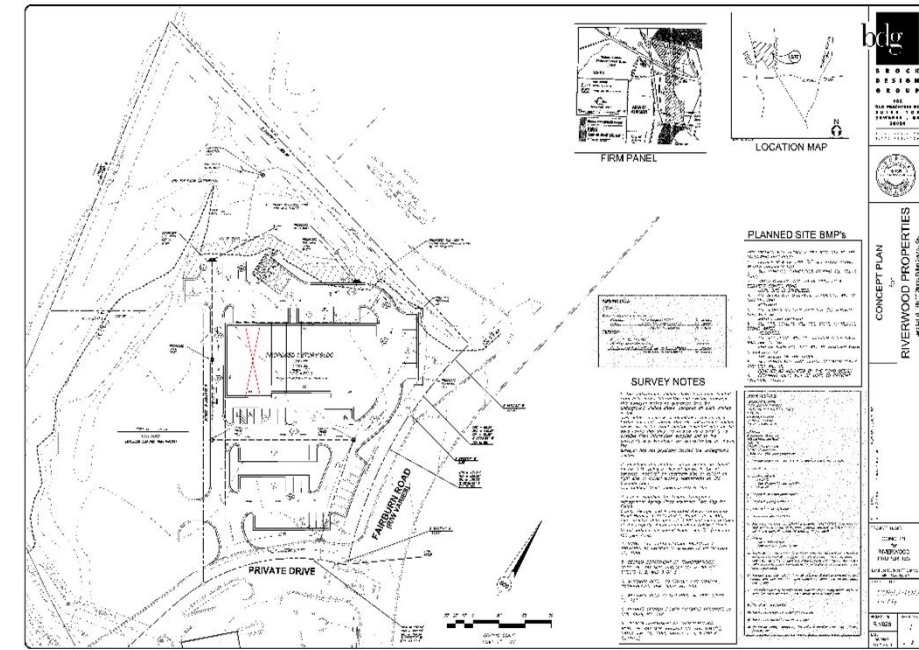
<b>1 MILE</b>	\$53,375
<b>3 MILE</b>	\$51,251
<b>5 MILE</b>	\$48,397



## CASCADE PROMENADE

*Trade Area Overview*





# CASCADE PROMENADE

*Property Photos and Site Plan*