



PARKAIRE LANDING

4880 Lower Roswell Rd, Marietta, GA 30068



PARKAIRE LANDING

Fueled by the proximity of Kroger, Parkaire Landing shines as East Cobb's prime neighborhood hub. Offering both neighborhood commuters and weekend shoppers a diverse mix of dining, retail, and wellness, it also caters to everyday needs, securing a recurring visitor base.



MCCRAY'S TAVERN



PARKAIRE SHOES & REPAIR



ALTITUDE TRAMPOLINE PARK



PROPERTY LOCATION

East Cobb is one of the best performing submarkets of the Atlanta MSA. In recent years, the submarket's rents have enjoyed steady, sustained growth – growth which is supported by healthy tenant sales. High traffic corridors, including Johnson Ferry (40,200 VPD) and Lower Roswell (18,500 VPD) service the property while the site is directly serviced by a traffic controlled entry onto Johnson Ferry. This mature submarket enjoys competitive set occupancy averages in excess of 90% with high barriers to entry and little undeveloped land appropriate for significant retail development.



DEMOGRAPHIC SNAPSHOT

PRIMARY TRADE AREA

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,372	59,880	144,733
WORKPLACE POPULATION	4,868	18,505	134,381
AVERAGE HOUSEHOLD INCOME	\$165,264	\$146,973	\$124,862
AVERAGE HOME VALUE	\$523,867	\$489,076	\$461,430
TOTAL DAYTIME POPULATION	7,961	45,877	197,367



*Sources: ESRI



Jamestown is a real estate investment and management firm focused primarily on income-producing assets in the United States. Jamestown properties include retail, multi-family, office, and mixed-use developments, from iconic sites such as Ghirardelli Square in San Francisco, Ponce City Market in Atlanta and Chelsea Market in New York City, to grocery-anchored shopping centers in South Florida and Georgia.

PARKAIRE LANDING

4880 Lower Roswell Rd, Marietta, GA 30068 | www.parkairelanding.com



For leasing information, please contact:

JOHN ORTNER | 850.543.3942

JOHN.ORTNER@JAMESTOWNLP.COM