



PARKAIRE TRIANGLE

4958 Lower Roswell Rd, Marietta, GA 30068



PARKAIRE TRIANGLE

Parkaire Triangle is a 40,288-square-foot retail center in the heart of East Cobb, ideally positioned next to Parkaire Landing — home to Kroger, the East Cobb Library, and a popular mix of restaurants. This prime location puts tenants directly in the path of steady daily foot traffic from shoppers, diners, and library visitors, all within one of Metro Atlanta's most desirable suburban trade areas.



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



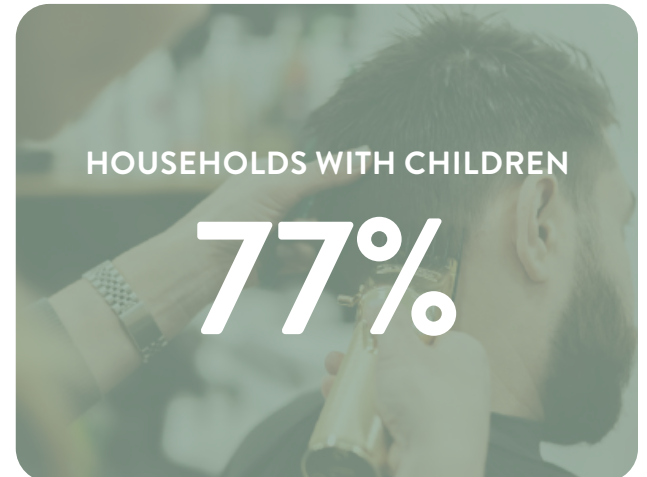
AVERAGE AGE

35



HOUSEHOLDS WITH CHILDREN

77%





WEST PALM BEACH, FL



DORAL, FL



SAN FRANCISCO, CA



BOCA RATON, FL



ATLANTA, GA

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.

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