





PARKAIRE LANDING

4880 Lower Roswell Rd, Marietta, GA 30068

Jamestown

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.



ACE HARDWARE


MCCRAY'S TAVERN



ALTITUDE TRAMPOLINE PARK

pure barre · Altitude · gusto! · McCRAY'S TAVERN · Ted's Montana Grill · crumbl cookies · TUTU School · Kroger · ACE Hardware · tropical SMOOTHIE CAFE

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.

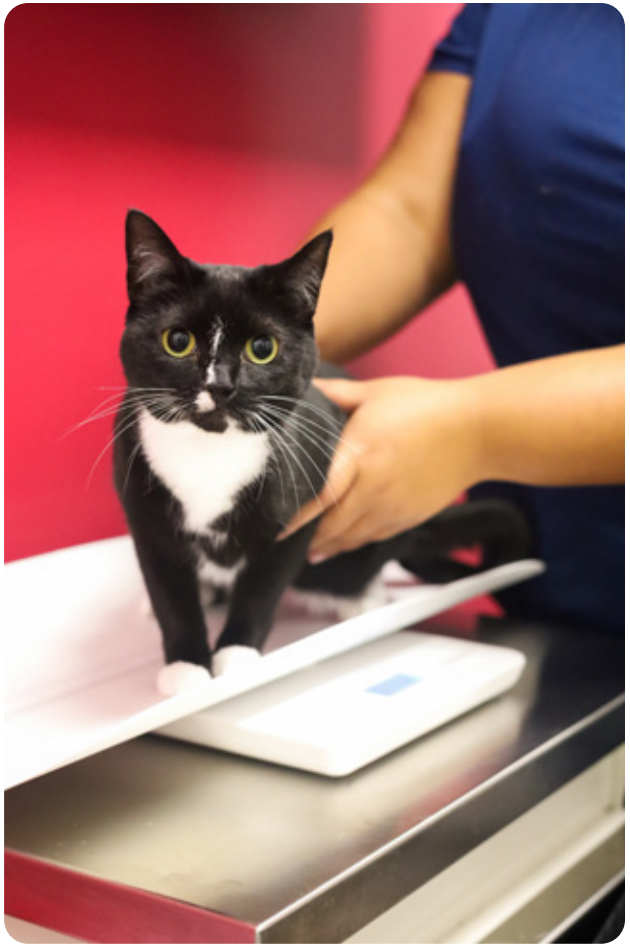




DEMOGRAPHIC SNAPSHOT

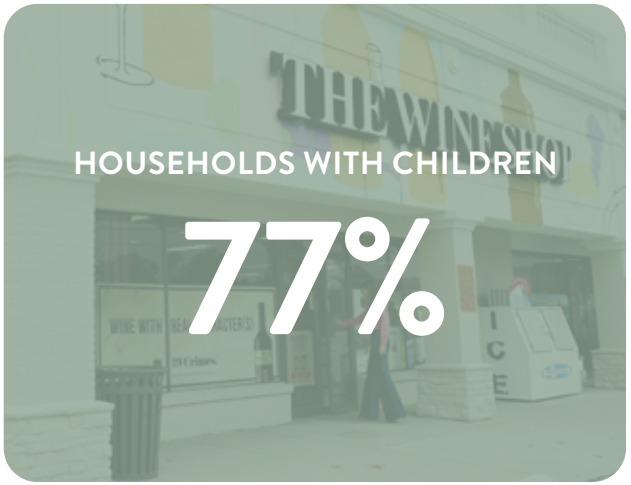
PRIMARY TRADE AREA

	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



SANDY SPRINGS, GA



DORAL, FL



SAN FRANCISCO, CA



TAMARAC, FL



ATLANTA, GA

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of June 30, 2026, Jamestown manages $13.9 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square and Levi's Plaza in San Francisco, and Groot Handelsgebouw in Rotterdam. For more information, visit www.jamestownlp.com.

PARKAIRE LANDING

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

Jamestown

For leasing information, please contact:
JOHN ORTNER | 850.543.3942
JOHN.ORTNER@JAMESTOWNLP.COM