

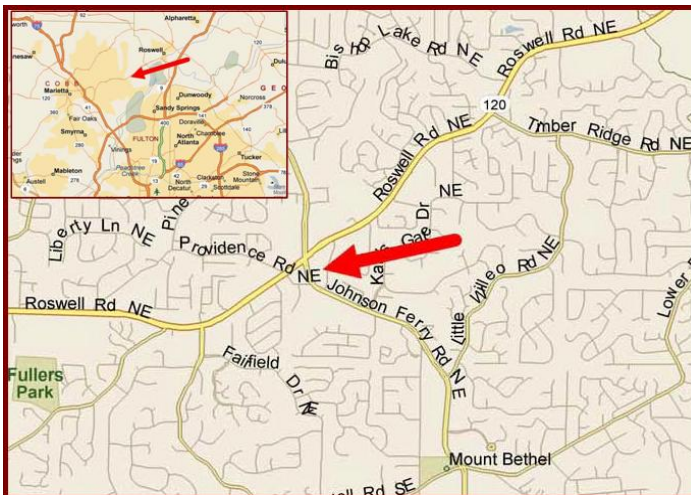
Investment Opportunity

MARIETTA, GA

PINE STRAW PLACE

4250 Roswell Road, Marietta, GA

45,375sf Fully-Leased Specialty Retail Center
FOR SALE



Property Highlights

- ✦ Highest identity intersection in north Atlanta
- ✦ Long-term NNN leases
- ✦ 80% National brand tenants
- ✦ 85,000 vehicles per day
- ✦ Affluent north Atlanta Suburb
- ✦ Quality Construction
- ✦ Heavy retail trade area

Cornerstone Development Partners
3625 Cumberland Blvd. #540
Atlanta, GA 30339
Tel: (770) 690-2440

www.cornerstonedp.com

PINE STRAW PLACE

4250 Roswell Road, Marietta, GA



National Tenants



DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	8,870	62,412	189,940
Avg. HH Income	\$146,287	\$138,540	\$110,946
Number of Households	2,907	21,384	72,855