

Cascade Heights

3355 Cascade Road | Atlanta, Georgia 30311 | Fulton County

**MEDICAL
RETAIL
FOR LEASE**



OVERVIEW

The outparcel Cascade Heights building is located in the busy Cascade Corners shopping center anchored by Kroger. The highly visible property is situated directly on Cascade Road and less than a mile from the Kaiser Permanente Cascade Medical Center. With three well established medical tenants, Cascade Heights serves the Southwest Atlanta community.

LOCATION

Located less than 0.2 miles off of the Cascade Road exit on I-285, Cascade Heights offers foot traffic from the Kroger shopping center and excellent road visibility. The property is also located near prominent medical tenants and is served by several MARTA bus lines.

SPACE AVAILABLE

2,904SF
Medical and Retail Space

MEDICAL TENANTS

WellStar Health Systems
Genesis Sports Medicine & Rehab



DEMOGRAPHICS (2015)

	1-MILE	3-MILE	5-MILE
POPULATION:	4,607	62,145	162,218
HOUSEHOLDS:	2,015	25,957	65,909
AVG HH INCOME:	\$57,959	\$46,150	\$46,916



TRAFFIC COUNTS

- 26,200 VPD west of the medical center on Cascade Road
- 8,580 VPD southeast of property on Cascade Road Exit

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Cascade Heights

FOR LEASE: 2,904 SF of Medical and Retail Space

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Atlanta, Georgia 30311

AERIAL VIEW



SUITE	TENANT	SF
100	WellStar Health Systems	2,932
101	VACANT	2,904
102	Genesis Sports Medicine & Rehab	3,474

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