

River Shoals Annex
 5595 Riverdale Road
 College Park, GA 30349
 Lat 33.602, Long -84.430

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	12,603	59,293	173,248
2023 Population	13,356	61,741	182,314
2018 Average HH Income	\$51,163	\$53,249	\$53,927
2018 Median HH Income	\$41,342	\$41,776	\$41,004

PROPERTY HIGHLIGHTS

- Anchored by Dollar General
- Great visibility and ample parking
- Located just north of the corner of Riverdale Road and Flat Shoals Road
- Close to I-285 and Atlanta’s Hartsfield-Jackson International Airport.
- Combined Traffic Count (2018): 36,582 CPD

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 Licensed Real Estate Broker

Leasing Contact:
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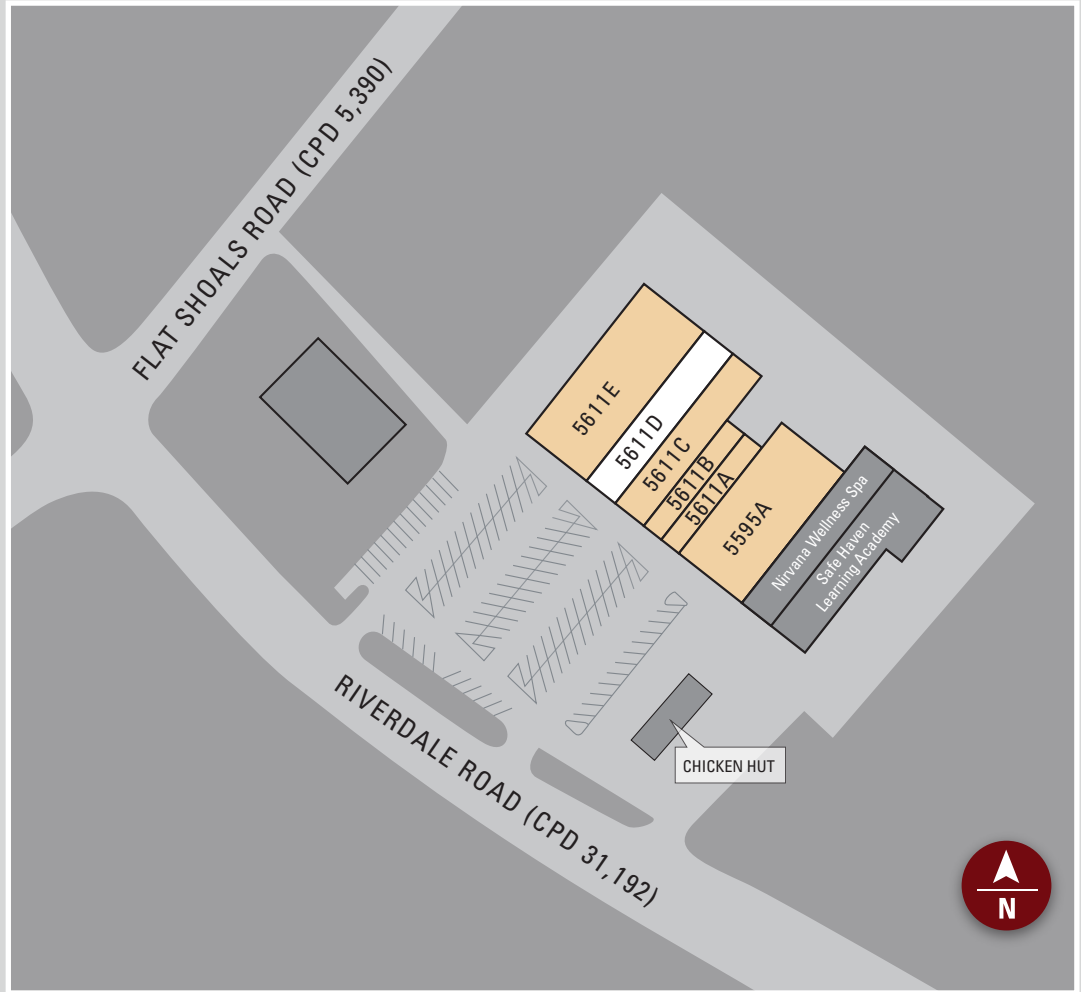
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SITE PLAN

STE	TENANT	SIZE
5595A	BPU Top Media	7,720
5611A	G&G Barbershop	1,983
5611B	Ocean Fresh Seafood	1,982
5611C	EPawn	4,575
5611D	AVAILABLE	3,863
5611E	Dollar General	10,500
TOTAL		30,623

□ AVAILABLE ■ NOT OWNED



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