

MERCHANTS SQUARE

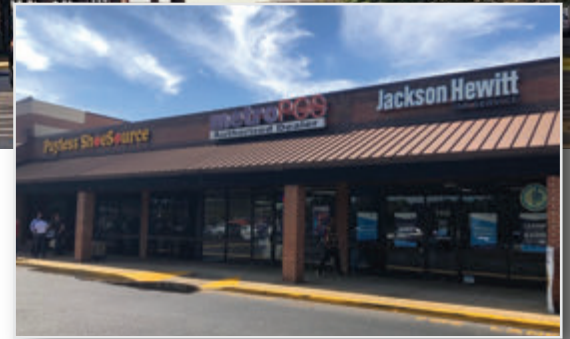
7100 GA Highway 85, Riverdale, GA 30274



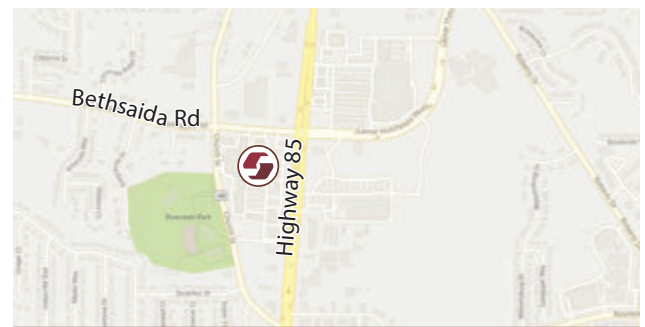
RIVERDALE, GA

UP TO 4,351 SF AVAILABLE

- High-visibility location in the heart of the I-85 retail corridor, with close proximity to Hartsfield-Jackson International Airport
- Grocery-anchored by Kroger, with nearly 3,000 SF spaces available and ample parking
- Dense population of over 83,000 people within a three-mile radius
- Located directly behind the Amphitheater at Riverdale Town Center, a popular location for community events



LOCATION



LAT: 33.560959 / LON: -84.413531

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	82,617	182,835	288,421
Q2 2020 Households	30,223	65,416	103,197
Q2 2020 Avg HH Income	\$53,214	\$54,489	\$56,994

TRAFFIC COUNTS

Highway 85	45,400
Bethsaida Rd	17,500

Leasing Contact

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The Sembler Company | 800.940.6000 | www.sembler.com

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SITE PLAN

UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
OP1	(N.I.C.)	-	7119	Hibbett Sporting Goods	2,800	7195B	J&M Beauty Supply	2,400
OP2	Chase Bank	4,000	7125	Kroger	59,134	7195C	AVAILABLE	1,200
OP3	Pizza Hut	-	7137	Top Nails	1,400	7195D	Smiley's Barber	1,200
OP4	Panda Express	-	71394	US Postal Service	2,800	7195E	Hair Salon	1,200
OP5	Kroger Fuel Station	-	7143	It's Fashion!	2,800	7195F	House of Beauty	1,200
7107	J Buffalo Wings	2,100	7155	CATO	7,000	7195G	Glamour Threading & Wax	1,200
7109	AVAILABLE	1,400	7165A	AVAILABLE	2,800	7195H	LA Nails	1,200
7111	Edible Arrangements	1,400	7165B	Crab Restaurant	5,969	7195I	Metro PCS	1,320
7113	Jackson Hewitt Tax	1,400	7165C	AVAILABLE	4,351	7195J	Cleaners/Alteration & Shoe	1,080
7115	Hibbett Sporting Goods	1,400	7189	DTLR	6,351			

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