RIVERW@D Gateway Station PROPERTIES,LLC 656 Exchange Circle Bethlehem, Georgia 30620 Waleska 575 Gainesville Canton (129) Buford Braselton 75 Alpharetta Kennesaw Roswell Duluth Marietta Lawrenceville 85 (29) 285 Snellville 75 78 Monroe 20 Atlanta Conyers Social Ci 285 Covington 15 Fayetteville McDonough Peachtree City (41) 23 Montice Senoia (54) (83) Flovilla Griffin

Leasing Contacts

Allie Hodge – (678) 501-5342

Marrissa Chanin: (678) 501-5341

Email: info@riverwoodproperties.com

Gateway Station offers an extraordinary location for its retail, restaurant, and service tenants. It is located on the Northeast corridor of US Hwy 29/GA, Hwy 316 and GA Hwy 81, and is approximately 40 miles east of downtown Atlanta and 20 miles west of Athens. This center is across the street from PetSmart, Belk, as well as Target.

Intersection: University Blvd & GA Hwy 81

Daily Traffic Counts: 25,139 Vehicles Per Day

Site Access: Property is accessible via two entrances/exits on east side of property with direct access to Exchange Blvd. Traffic signals at Exchange Blvd., Hwy 81, and Hwy 316.

Gateway Station

100	Top Dawg Tavern	4,500
200	Premier Podiatry	1,500
300	Perfect 10 Nails & Spa	1,750
400	Retail Space For Lease	1,525
500	Jittery Joe's	1,430
600	Las Margaritas Mexican	3,000
	GLA: 13,705 SF	
	Availability: 1,525 SF	

AREA DEMOGRAPHICS





GATEWAY STATION Trade Area Overview

