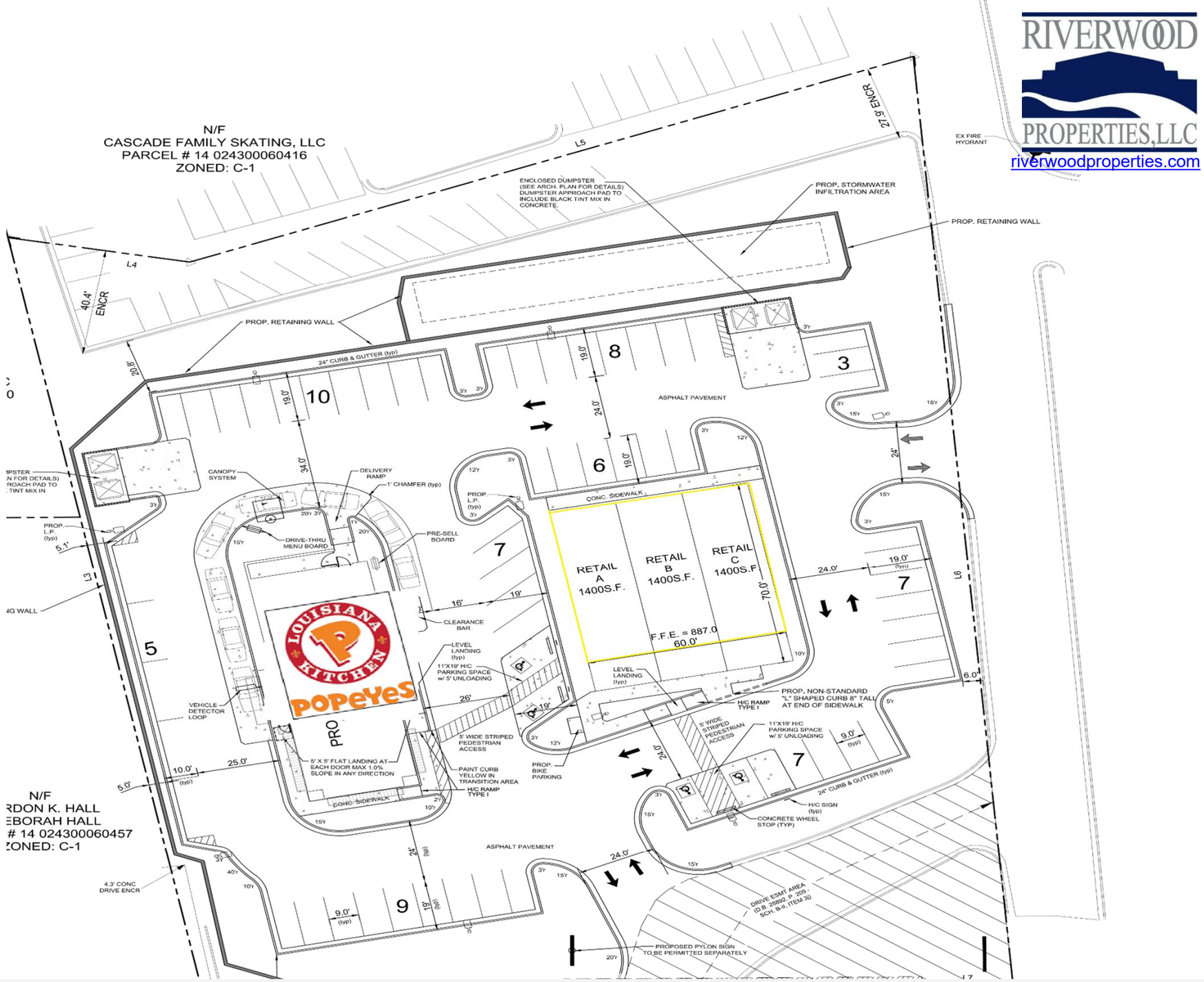
# M.L.K. Jr. Dr. Retail Development

3349 M.L.K. Jr. Dr.
GA – 139 / EXIT 9
Atlanta, Georgia 30331




RIVERWOOD PROPERTIES,LLC
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## Leasing Contacts

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The proposed 4,200 SF retail shopping center is located on the busy M.L.K. Jr. Drive immediately off Exit 9 from I-285. The property offers excellent visibility, frontage, multiple access in this underserved market in Atlanta, Georgia. The 4,200 sf center will be adjacent to a new free standing Popeyes Drive Thru Restaurant.

**Intersection:** GA-139 N / M.L.K. Jr. Dr. And Exit 9 from I-285 W

**Daily Traffic Counts:** 22,200 Vehicles Per Day

**Site Access:** Property is immediately off of Exit 9 on I-285, directly in front of Cascade Family Skating.

# M.L.K. Jr. Dr. Retail Development

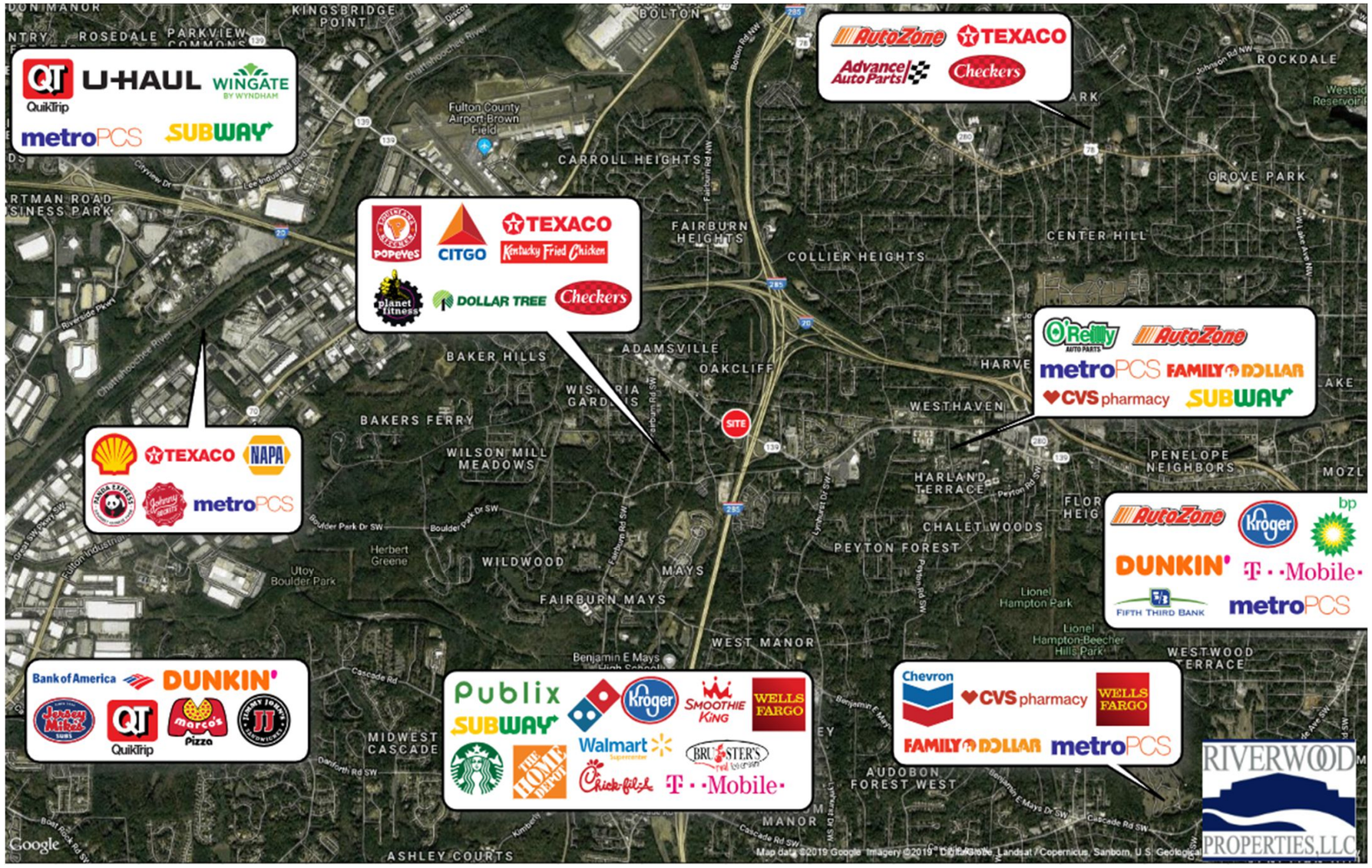
| | | |
|---|---|---|
| Freest'ing | Popeyes | 2,800 |
| *A* | *Retail Space Available* | *1,400* |
| *B* | *Retail Space Available* | *1,400* |
| *C* | *Retail Space Available* | *1,400* |

**GLA: 7,362 SF**

**Availability:**
**1,400 SF**

# AREA DEMOGRAPHICS

| | | |
|---|---|---|
| 2018 Population | 1 MILE | 10,582 |
| | 3 MILE | 54,468 |
| | 5 MILE | 171,871 |
| Est. Population Growth | 1 MILE | 3.58% |
| | 3 MILE | 3.91% |
| | 5 MILE | 4.73% |
| Household 2018 | 1 MILE | 3710 |
| | 3 MILE | 20,531 |
| | 5 MILE | 63,615 |
| Household Income | 1 MILE | $24,467 |
| | 3 MILE | $32,018 |
| | 5 MILE | $35,233 |

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*Trade Area Overview*

RIVERWOOD PROPERTIES, LLC