

River Shoals Annex

5595 Riverdale Road (Riverdale Road at Flat Shoals Road)
College Park, GA 30349
Lat 33.602, Long -84.430

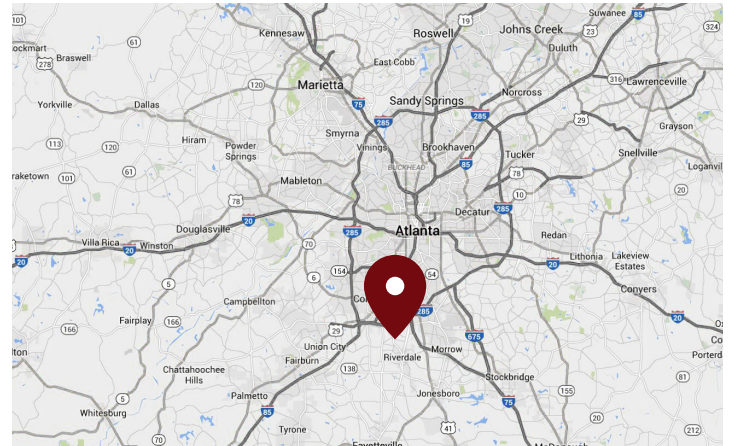
FOR LEASE



3,863 SF AVAILABLE

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 Interstate-285 and Atlanta's Hartsfield Jackson International Airport.
- Combined Traffic Count: 36,582 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	15,958	58,654	165,790
Daytime Population	12,146	63,565	178,890
Total Households	6,328	22,881	63,955
Avg. HH Income	\$49,675	\$54,077	\$57,343

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dave Palumbo

770.817.4696 | dpalumbo@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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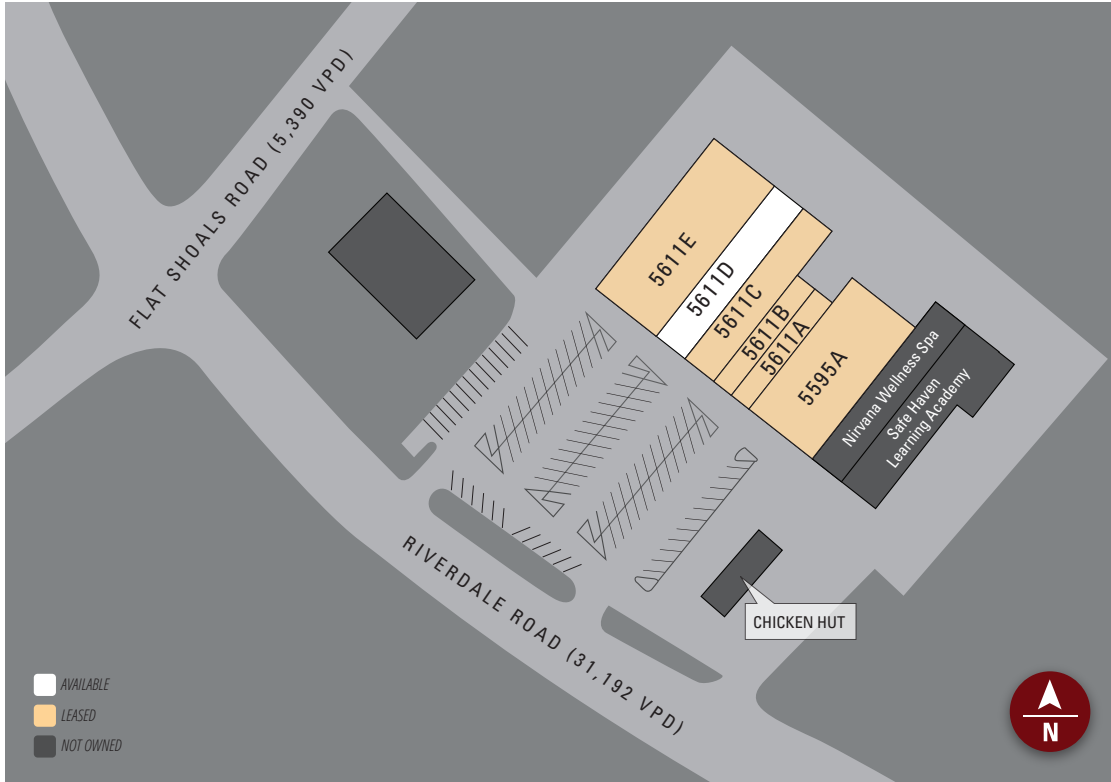


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SITE PLAN



Suite	Tenant	Size
5595A	BPU Top Media	7,720
5611A	Men's Grooming Lounge	1,983
5611B	KT BBQ JOINT	1,982
5611C	EPawn	4,575
5611D	AVAILABLE	3,863
5611E	Dollar General	10,500

TOTAL 30,623



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Saturday	17,815
Friday	17,191
Wednesday	15,145

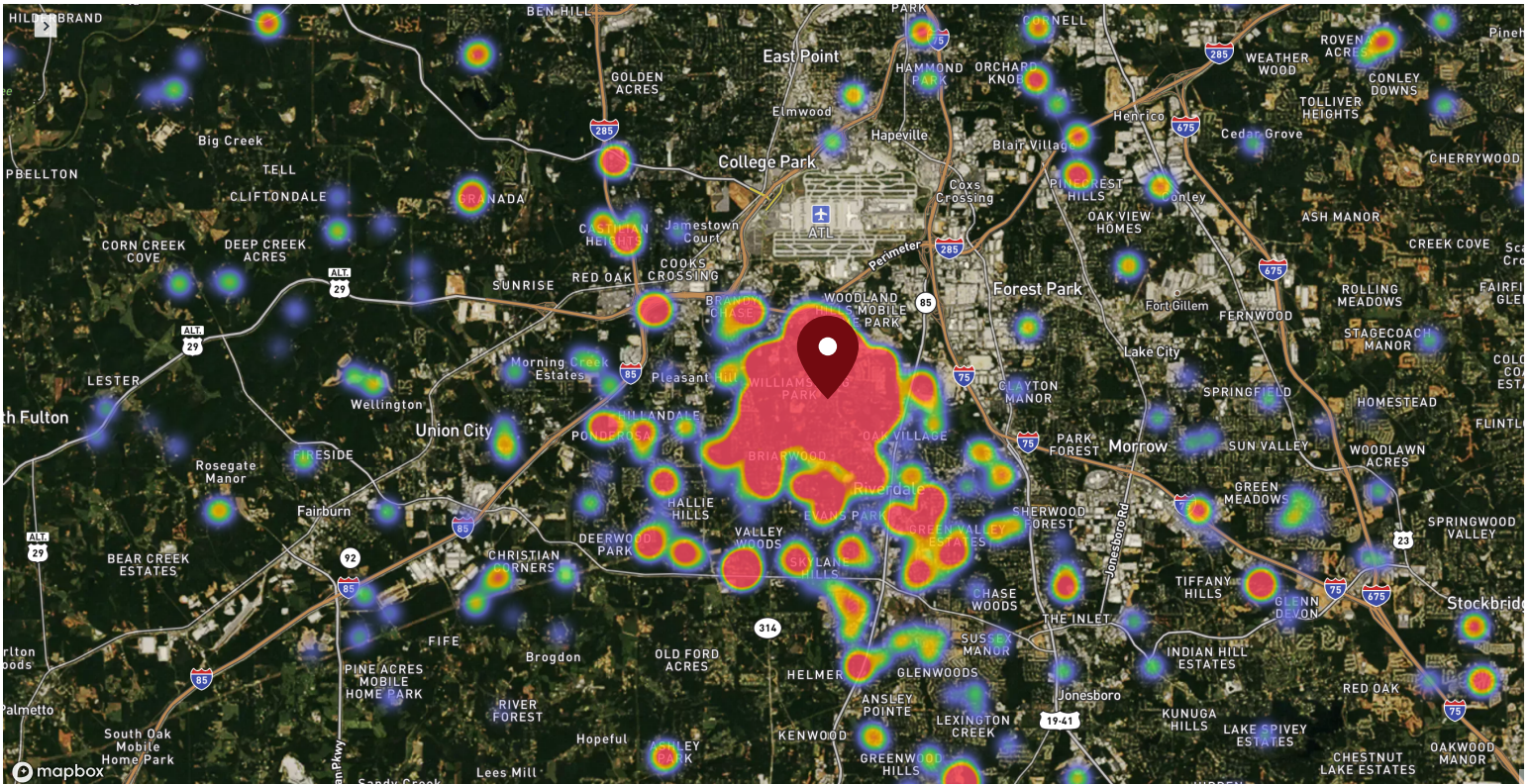
TOP 3 HOURS



	# OF VISITS
6-7 PM	20,252
5-6 PM	19,617
4-5 PM	18,184

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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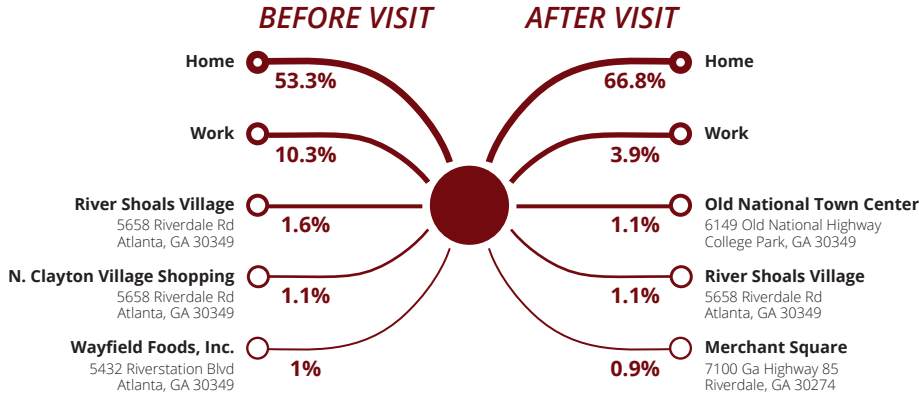


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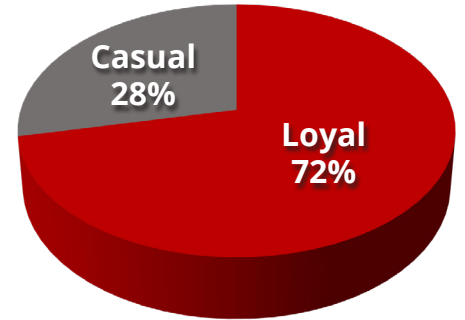
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CUSTOMER JOURNEY - TOP 5 PLACES

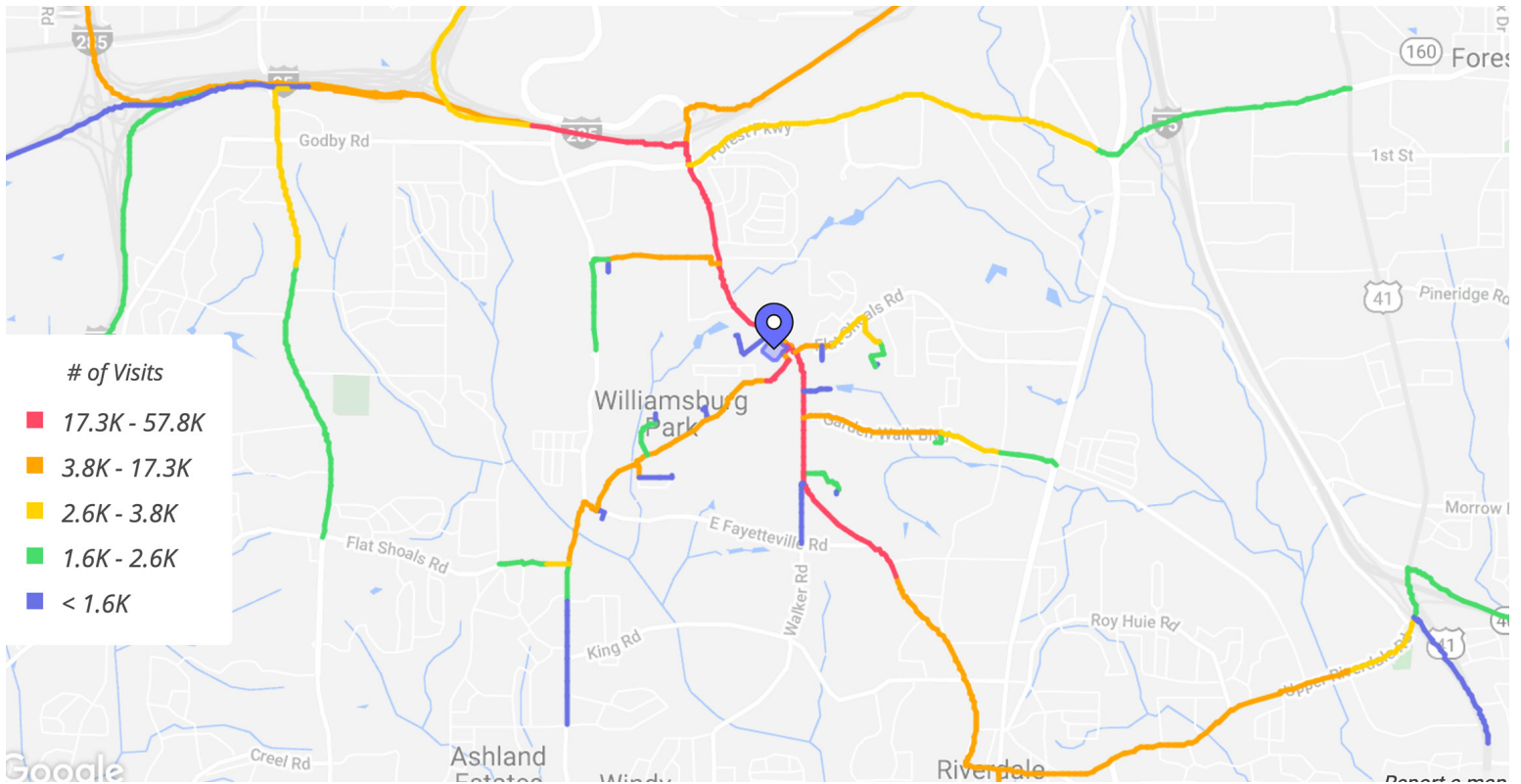


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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