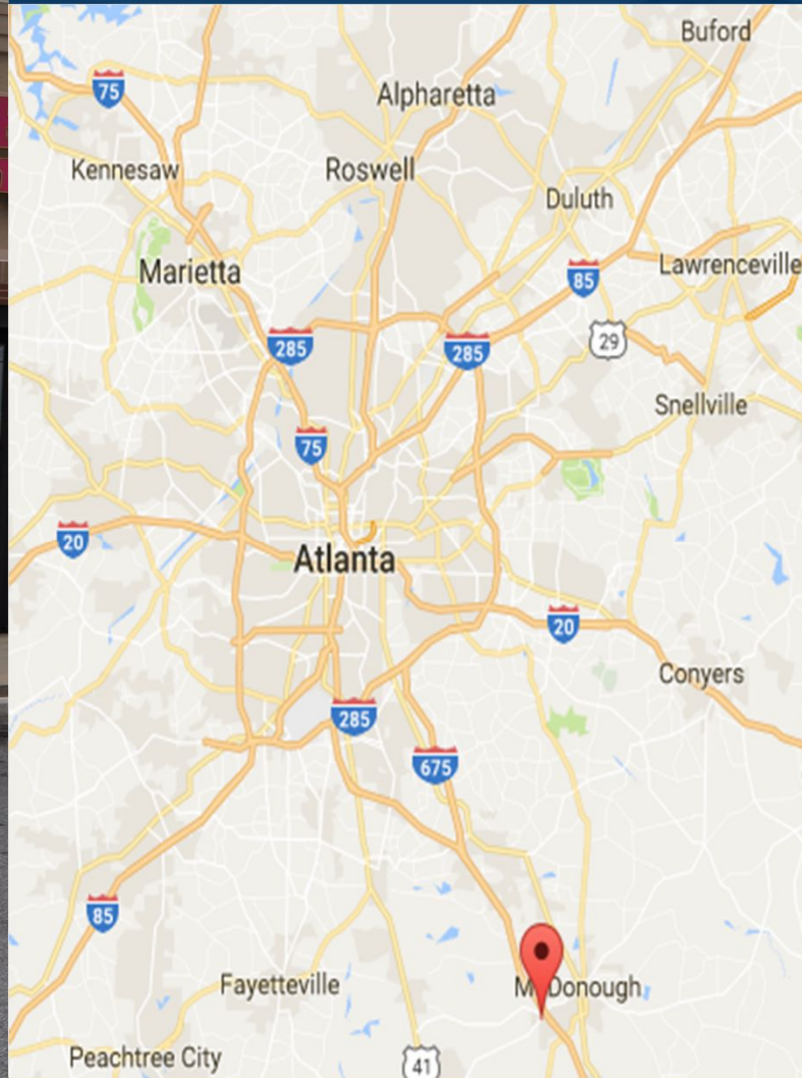


# Southern Crossing

1605 Highway 20  
McDonough, Georgia 30253



## Leasing Contacts

Marrissa Chanin: (678) 501-5341

Jon Flaig: (678) 501-5342

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Southern Crossing is located in the heart of the McDonough retail corridor on Highway 20 across from the South Point, a regional power center development. South Point boasts big box retailers including Kohl's, Academy Sports, and many more. McDonough pulls shoppers from a large radius since it is the first retail corridor in metro Atlanta after Macon, when traveling north on 75.

**Intersection:** Hampton Rd & Industrial Pkwy

**Daily Traffic Counts:** 22,720 cars per day

**Site Access:** Property is accessible via curb cut on Highway 20.

# Southern Crossing

1605 Restaurant Space Available 3,000

1609 Planet Smoothie 1,200

1611 McDonough Vapor 718

1613 Caring Touch Dentistry 1,890

1615 SelecSource Staffing 1,200

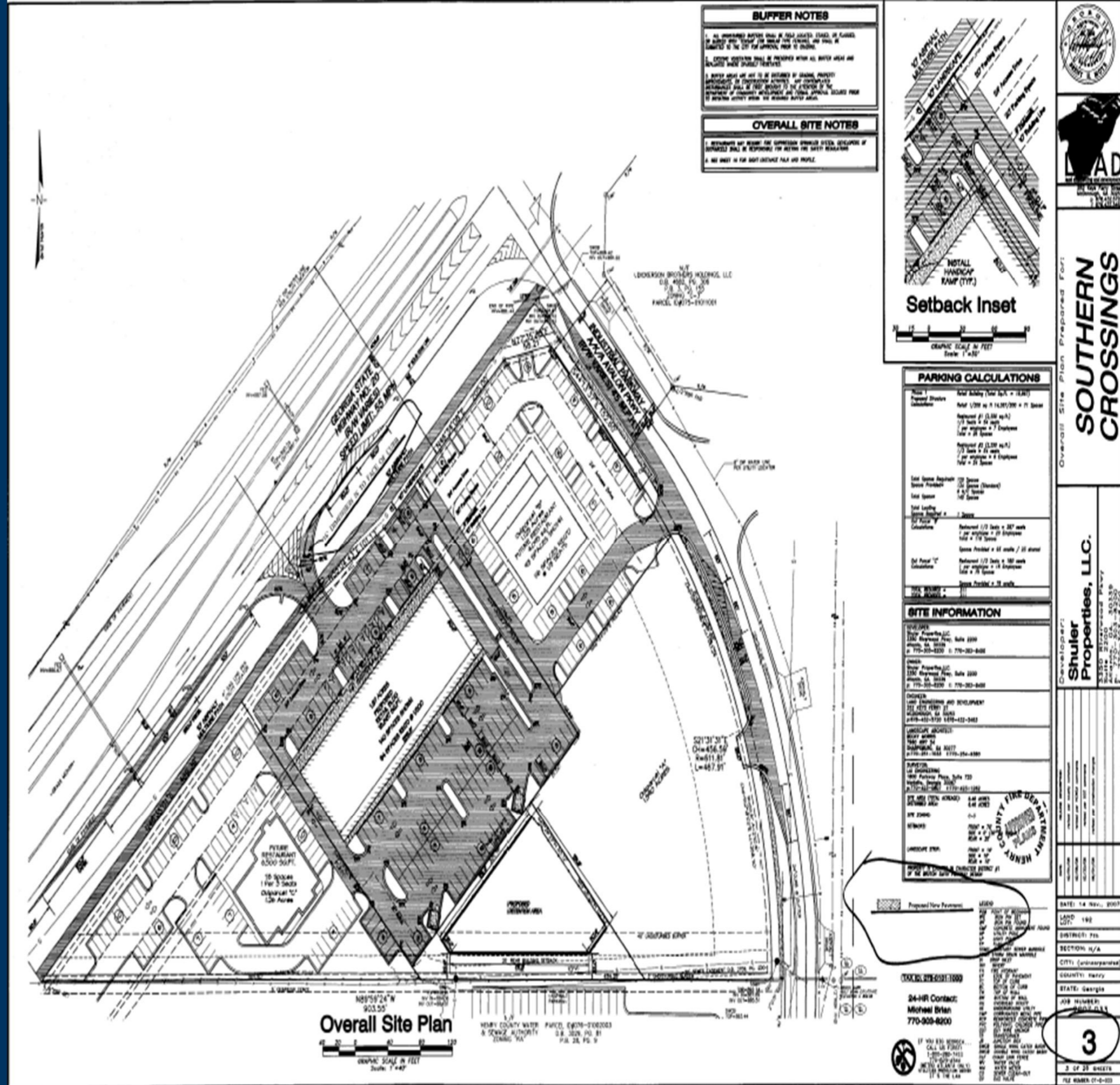
1617 Performance Physical Therapy 4,000

1623 Retail Space Available 1,608

1624- Family Medical & Urgent  
1625 Care 5,192

GLA: 18,808 SF

Availability: 1,608 – 3,000 SF



## SOUTHERN CROSSING Site Plan



# AREA DEMOGRAPHICS



2018  
Population

<b>1 MILE</b>	4,415
<b>3 MILE</b>	31,349
<b>5 MILE</b>	66,467



Estimated Population  
Growth

<b>1 MILE</b>	9.60%
<b>3 MILE</b>	9.03%
<b>5 MILE</b>	9.01%



Household 2018

<b>1 MILE</b>	1,545
<b>3 MILE</b>	10,956
<b>5 MILE</b>	23,047



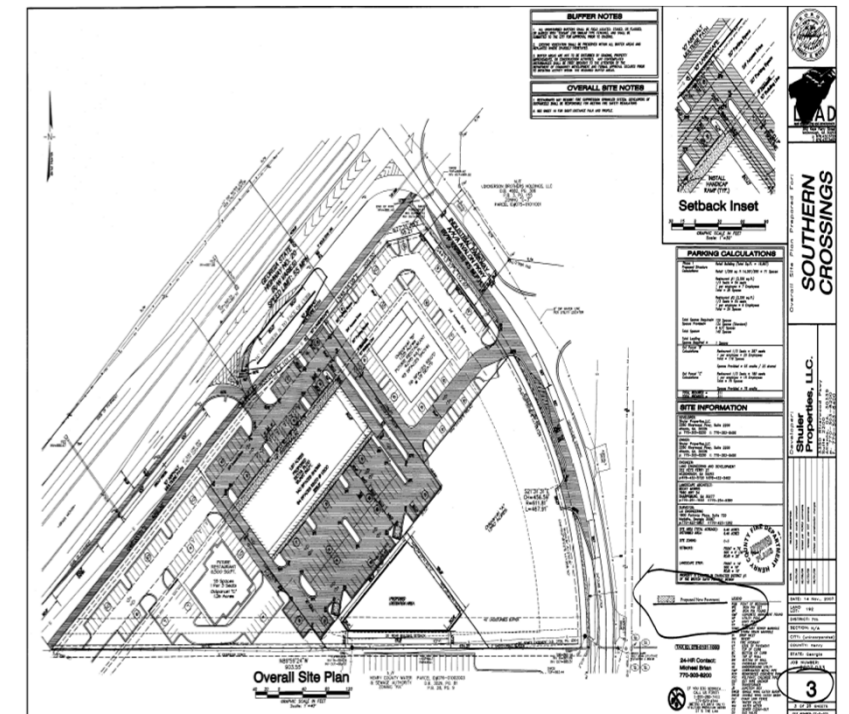
Household  
Income

<b>1 MILE</b>	\$81,740
<b>3 MILE</b>	\$65,339
<b>5 MILE</b>	\$77,489



## SOUTHERN CROSSING

Trade Area Overview



# SOUTHERN CROSSING

*Property Photos and Site Plan*