

# MERCHANT SQUARE

7100 GA Highway 85, Riverdale, GA 30274



## RIVERDALE, GA

### UP TO 2,800 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

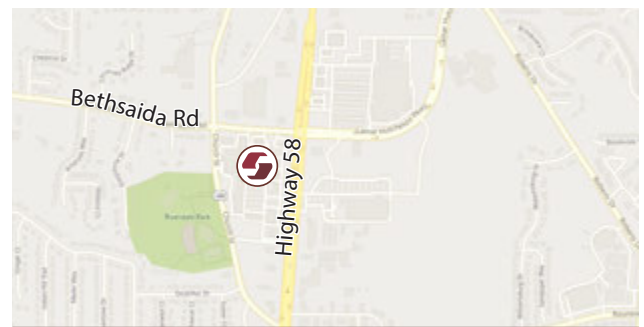
DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Q4 2019 Population	83,796	183,366	290,235
Q4 2019 Households	30,591	65,560	103,717
Q4 2019 Avg HH Income	\$52,323	\$53,922	\$56,661

### TRAFFIC COUNTS

Highway 85	45,400
Bethsaida Rd	17,500



### LOCATION



LAT: 33.560959 / LON: -84.413531

### Leasing Contact

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The Sembler Company | 800.940.6000 | [www.sembler.com](http://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	7195C	AVAILABLE	1,200
OP2	Chase Bank	4,000	7125	Kroger	59,134	7195D	Smiley's Barber	1,200
OP3	Pizza Hut	-	7137	Top Nails	1,400	7195E	Hair Salon	1,200
OP4	Panda Express	-	71394	US Postal Service	2,800	7195F1	Glamour Threading & Wax	1,200
OP5	Kroger Fuel Station	-	7143	It's Fashion!	2,800	7195F	AVAILABLE	1,200
7107	J Buffalo Wings	2,100	7155	CATO	7,000	7195H	LA Nails	1,200
7109	AVAILABLE	1,400	7165A	AVAILABLE	2,800	7195I	Metro PCS	1,320
7111	Edible Arrangements	1,400	7165B	Chinese Buffet	10,200	7195J	Cleaners/Alteration & Shoe	1,080
7113	Jackson Hewitt Tax	1,400	7189	DTLR	6,351			
7115	Hibbett Sporting Goods	1,400	7195B	J&M Beauty Supply	2,400			

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