

# MERCHANTS SQUARE

7100 GA Highway 85 Riverdale, GA 30274

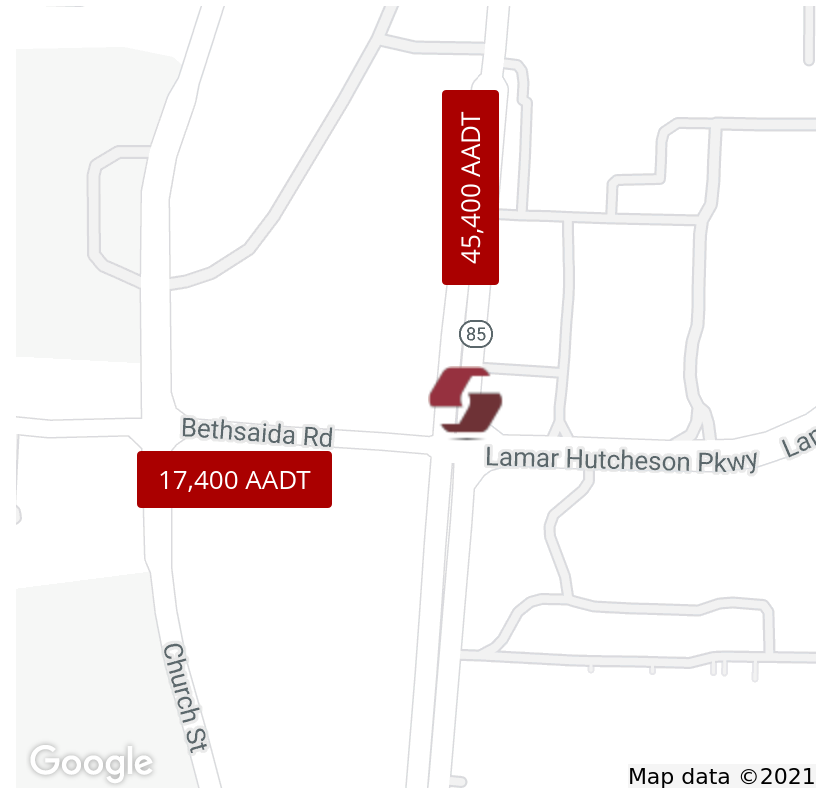


## PROPERTY HIGHLIGHTS

- 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
- AADT: 45,400

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	30,454	65,853	103,728
Total Population	83,226	183,980	289,831
Average HH Income	\$54,480	\$55,896	\$58,771



The Sembler Company | 800.940.6000 | [sembler.com](http://sembler.com)

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## SITE PLAN & AVAILABILITY

7189	DTLR	6,351 SF	7107	J Buffalo Wings	2,100 SF
7165A	AVAILABLE	2,800 SF	OP4	Panda Express	1 SF
7165B	Chinese Buffet	5,969 SF	OP3	Pizza Hut	1 SF
7165C	AVAILABLE	4,231 SF	OP2	Chase Bank	4,000 SF
7155	CATO	7,000 SF	OP1	(N.I.C.)	1 SF
7143	It's Fashion!	2,800 SF	7195B	AVAILABLE	2,400 SF
7139-4	US Postal Service	2,800 SF	7195C	AVAILABLE	1,200 SF
7137	Top Nails	1,400 SF	7195D	Smiley's Barber	1,200 SF
7125	Kroger	59,134 SF	7195E	Hair Salon	1,200 SF
7119	Hibbett Sporting Goods	2,800 SF	7195F	House of Beauty	1,200 SF

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## SITE PLAN & AVAILABILITY

7189	DTLR	6,351 SF	7107	J Buffalo Wings	2,100 SF
7113	Jackson Hewitt Tax Service	1,400 SF	7195I	Metro PCS	1,320 SF
7111	Edible Arrangements	1,400 SF	7195J	Cleaners/Alteration & Shoe Repair	1,080 SF
7109	AVAILABLE	1,400 SF	7195G	Glamour Threading & Body Wax	1,200 SF

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