

# Shops at River Station

*Great Visibility and Signage on Busy West Fayetteville Rd.*

**1,600 SF End Cap w/ Drive Thru & 8,125 SF Space Available**



**5456 West Fayetteville Road, Atlanta, GA 30349**

- Built in 2010, this 19,435 SF shopping center is situated on 6.17 acres
- Part of a larger retail development that includes a 40,000 SF grocery store (Wayfield Foods) and a freestanding Suntrust Bank
- Located south of Hartsfield International Airport, a mile off a major north/south corridor
- Large frontage with great visibility on West Fayetteville Road (19,054 VPD)
- Population of almost 170,000 in a 5-mile radius



## Demographics

Total Population 2020  
Annual Pop Growth 2010-2020  
Projected Growth 2020-2025  
Total Households  
Average Household Income  
Bachelor's Degree or Above

## 2-Mile Radius

35,410  
2.0%  
1.7%  
13,854  
\$52,310  
15%

## 5-Mile Radius

167,683  
1.0%  
1.3%  
62,037  
\$54,809  
17%

## 10-Mile Radius

579,265  
1.0%  
1.3%  
211,419  
\$59,666  
20%

## Traffic Count

**19,054**

5456 West Fayetteville Road

### FOR MORE INFORMATION, CONTACT:

Adam Hale  
404.281.2788 Cell  
678.894.1580 Direct  
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201  
Atlanta, Georgia 30350  
www.haleretailgroup.com  
770.594.1309 Office

**FOR LEASE**