



7490 OLD NATIONAL HIGHWAY,
RIVERDALE, GA 30296

32,000 SF FOR LEASE

TRI-
COUNTY
STATION



OFFERING OVERVIEW:

Explore our 69,446 square foot strip center, complete with two outparcels! Experience the perfect blend of dining and services, creating a one-stop shopping haven for our local community. Situated at the prime intersection of Old National Highway and 138, in the heart of South Fulton, our property offers unrivaled convenience and accessibility. Plus, with a strong leasing history, you can trust that you're investing in a thriving hub for businesses and shoppers alike!

INVESTMENT HIGHLIGHTS:



*Excellent Location -
Street Level Entrance*



*Upside Potential -
Competitive Rental Rate*

GET IN TOUCH

Vinnie Lin



404-482-1177



info@vinnielin.com



https://vnwrealty.com

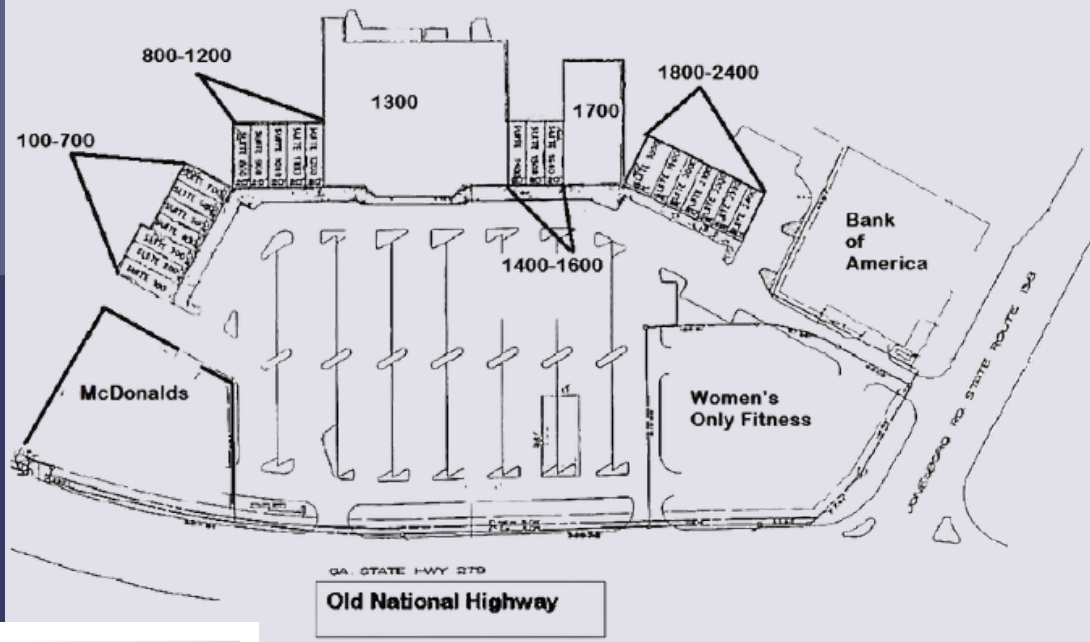


SHOPS AT TRI-COUNTY STATION:

TRI-COUNTY STATION

SUITE	TENANT	SIZE SF
100-400	MRB, INC	5,266
500-600	KIDS CITY LLC	2,500
700	NO SAUCE SMOKE HOUSE	1,200
800	PRETTY STYLZES	1,400
900	FRIED RICE KING	1,400
1000	MICHELLE REESE	1,400
1100	DEBBIE LINDSEY	1,400
1200	K.S.O. WILLIAMS LLC	1,400
1300	VACANT	32,000
1400	SUPER NAILS	1,400
1500-1600	KOLORS DESIGN HAIR SALON	2,800
1700	FAMILY DOLLAR	8,640
1800	JMP PIZZA, INC.	1,575
1900	PERMANENT MOTIONS & TATTOO	1,425
2000	PREMIER TAX	1,080
2100	TRACY THOMAS	1,200
2200	D ALTERATIONS	1,080
2300-2400	BCK DRY CLEANERS	2,280

Tri County Station – Riverdale, GA



Total Building Size: 69,446 SF
(consist of three buildings)

Land Acreage: 9.66 +/- Acres

Year Built: 1990

GET IN TOUCH

- 404-482-1177
- info@vinnielin.com
- <https://vnwrealty.com>



TRI-COUNTY STATION

MARKET OVERVIEW:

Tri-County Station lies within South Fulton County, an southeastern suburb of Atlanta. As per the 2014 AADT Traffic Counts, roughly 20,200 vehicles traverse just north of the property on Old National Highway, with another 15,600 cars passing just south of the property on the same road. Additionally, 21,300 vehicles commute along Jonesboro Road (138) just east of the property as part of their daily route.

PROPERTY FACTS:

- Property Type:** Retail
- Building Height:** 1 Story
- Building FAR:** 0.17
- Building Class:** C
- Loading Docs:** 2 Exterior
- Zoning:** C1C- Commercial
- Parking:** 340 Spaces (4 spaces per 1,000 SF leased)
- Frontage:** 934 FT on Old National Hwy

TRANSPORTATION:

TRANSIT/SUBWAY:

- College Park Transit Stop.....15 min drive.....8.2mi
- Airport Transit Stop.....16 min drive.....7.8mi
- East Point Transit Stop.....18 min drive.....10.1mi
- Lakewood/Ft Mcpherson Transit Stop.....21 min drive.....12.0 mi
- Oakland City Transit Stop.....21 min drive.....12.8 mi

AIRPORT

- Hartsfield-Jackson Atlanta Int'l Airport.....19 min drive.....10.1mi



GET IN TOUCH

- 404-482-1177
- info@vinnielin.com
- <https://vnwrealty.com>



AVAILABLE FOR LEASE:

TRI-COUNTY STATION



32,000 SF | Base Rent \$8.00 PSF

GET IN TOUCH



404-482-1177



info@vinnielin.com

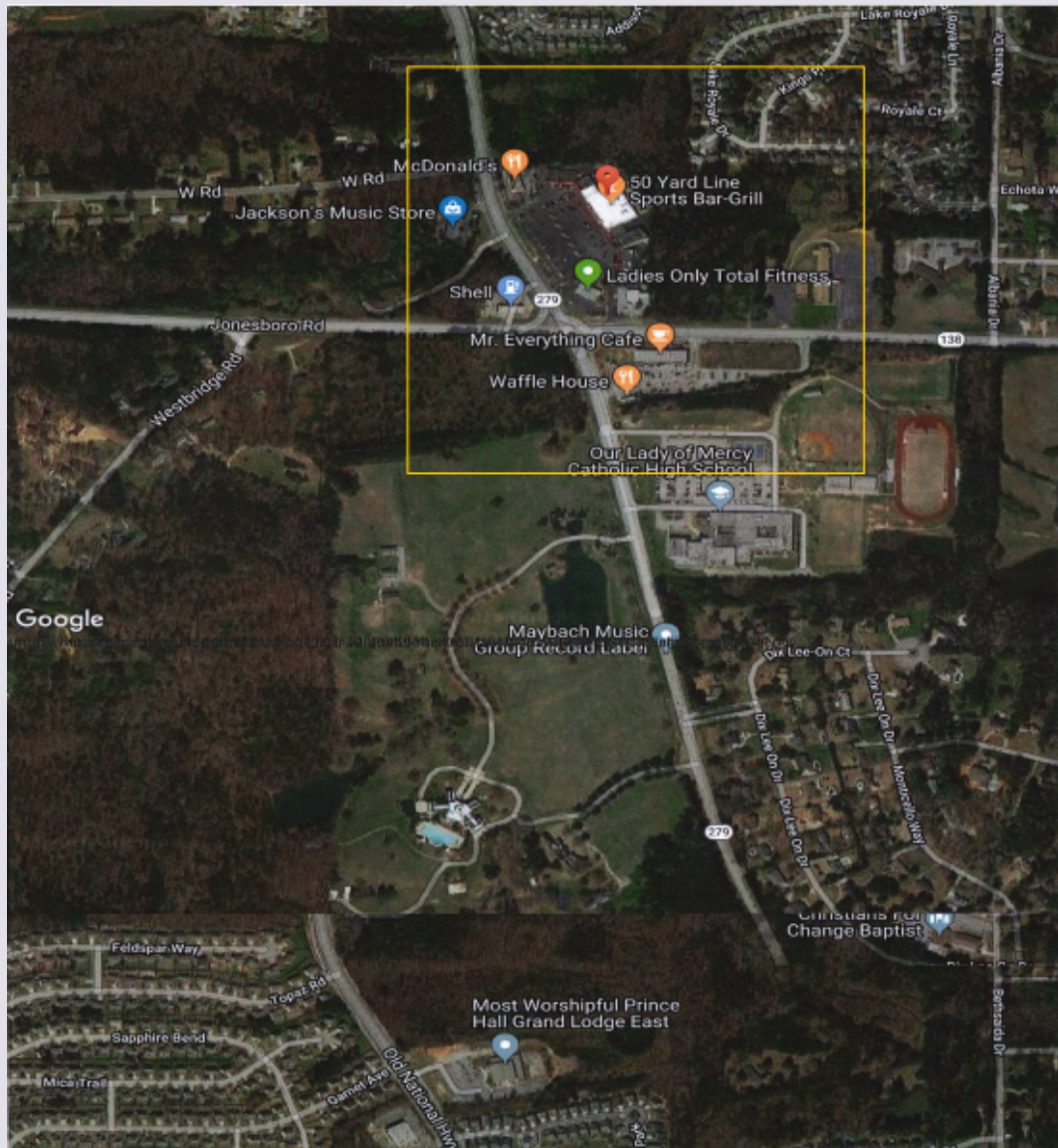


<https://vnwrealty.com>



AERIAL PHOTOGRAPH

TRI-COUNTY STATION



GET IN TOUCH

- 404-482-1177
- info@vinnielin.com
- <https://vnwrealty.com>



VIEW OF THE CENTER

TRI-COUNTY STATION



GET IN TOUCH

- 404-482-1177
- info@vinnielin.com
- <https://vnwrealty.com>