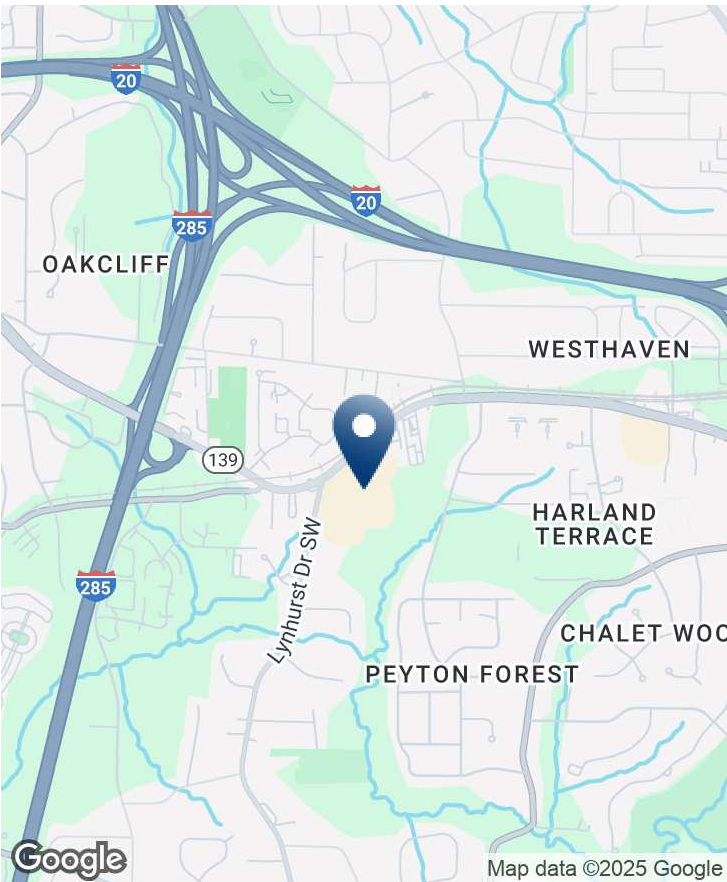


West Ridge

3050 MLK Jr. Drive, Atlanta, GA 30311

Outparcel Available



PROPERTY DESCRIPTION

Anchored by Wayfield Foods and Family Dollar, West Ridge includes Rainbow, O'Reilly Auto Parts and Titlemax.

The property is conveniently located on MLK Jr. Drive in west Atlanta, minutes from Peyton Forest Elementary School and surrounding residential communities. The property is less than 1 mile from the I-285 interchange, providing direct access to I-20.

PROPERTY HIGHLIGHTS

- One outparcel available
- Signalized intersection with 4 points of ingress/egress
- 22,420 VPD on MLK Jr. Drive

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Households	91,395	216,530	404,243
Total Population	187,644	427,988	803,143
Average HH Income	\$57,337	\$80,997	\$94,344

Contact

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West Ridge

3050 MLK Jr. Drive, Atlanta, GA 30311



SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
1	TitleMax	2,800 SF	10-11	Simply 10	4,086 SF	21	Fast Cash Loans	2,600 SF
2	Wise Construction Group	1,500 SF	12	Hibbett Sports	3,600 SF	22	Coin Laundry	2,972 SF
3	Available	1,500 SF	13	Beauty & More	3,600 SF	23	Phone Repair	1,000 SF
4	Barry Express Africa Hair B...	785 SF	14	Wayfield Foods	58,075 SF	24	Nail Stop	1,000 SF
5	Soul Food	1,900 SF	15	Family Dollar	10,000 SF	25	HairMasters	1,000 SF
6	LeLe's Learning Academy	6,600 SF	16	Rent-A-Center	3,600 SF	26	Jackson Hewitt	1,000 SF
7	Beautiful Smiles	10,000 SF	17	Jamanda Healthcare Chiropra...	1,200 SF	27-28	DTLR VILLA	5,050 SF
8	O'Reilly Auto Parts	13,775 SF	18	Rainbow	6,500 SF	29-30	The J&J Experience	2,000 SF
9	Citi Trends	21,050 SF	19-20	The Bando	3,010 SF	OP	Available	3,000 SF