

FORMER CVS

AVAILABLE FOR LEASE OR PURCHASE



ACTUAL LOCATION

RIVERDALE, GA (ATLANTA MSA)

MARKETING PACKAGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

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TABLE OF CONTENTS

05

Pricing & Property Overview

09

Aerials

06

Property Highlights

12

Property Photos

08

Site Plan

13

Reference Map & Demographics

PRICING & PROPERTY OVERVIEW

22 Upper Riverdale Rd, Riverdale, GA 30274

PRICING SUMMARY

Lease Rate & Purchase Price

Contact Agent

PROPERTY SUMMARY

GLA	10,545 Sq Ft
Land Area	1.00 Acres
Access	Two (2) Ingress/Egress
Drive-Thru	Yes
Year Built	1995 / 2012
Parking Spaces	
Regular	35
Handicap	4
Total	39
Frontage	185 Ft
Depth	250 Ft
R/E Taxes	\$25,059.01

ZONING SUMMARY

The Property is zoned H-MO and sits within the Hospital overlay district. Zoning permits numerous residential, retail, hospitality, and office uses as-of-right.

[Click here for Zoning Code Report](#)



PROPERTY HIGHLIGHTS



High Visibility at Signalized Intersection
33,250+ vehicles per day



Close Proximity to Interstate 75
15 minutes to downtown Atlanta



Infill Location
82,000+ residents



Prime Lease or Redevelopment Opportunity
Broad range of permitted uses



Across from County's #3 Largest Employer
Southern Regional Medical Center – 331 beds



Surrounded by Traffic Drivers
Office, retail, assisted living, local schools



ACTUAL LOCATION

PROPERTY HIGHLIGHTS

Directly Across from Southern Regional Medical Center

- The Property boasts excellent visibility as it is strategically positioned at the signalized corner of Upper Riverdale Road and Hayes Drive – directly across from Southern Regional Medical Center (“SRMC”). Over 33,000+ vehicles per pass the Property daily.
- SRMC is a major 331 bed not-for-profit medical center which employs 500+ physicians, over 1,000 employees, and is the 3rd largest employer in Clayton County.
- SRMC’s primary service area (PSA) includes 13 zip codes in Clayton, south Fulton, and Henry Counties thereby increasing the likelihood of traffic to the Property outside of the typical resident and daytime populations.
- In 2022, SRMC ranked as the #5 “Top Large” Hospital statewide by Georgia Trend.

Excellent Intrinsic Value | Easy Customer Access

- The Property boasts excellent visibility and convenient customer access as it is accessible from all directions via the traffic signal. In addition, there are two curb-cuts - one on each roadway – both which allow for ingress and egress.
- The property is approximately 1-acre and consists of a 10,500 sq ft building with an existing drive-thru, allowing for additional customer convenience and revenue stream.
- The Property is situated within the Medical Center District (“MCD”) which allow for numerous business uses as-of-right as well as certain conditional uses such as restaurants.

Central Location, Ability to Capture Commuter Traffic

- The Property is located less than 1 mile west of the I-75 and US 41 interchange, two major north-south thoroughfares in the eastern Atlanta metro, which provide easy access to downtown Atlanta only 15 minutes away.
- In addition, 1.5 miles east of the Property is GA-85 which is Riverdale’s main retail corridor and also provides access to the I-285 / I-75 interchange allowing commuters access to the entire Atlanta MSA.
- Within 15 minutes of the Property is over 43 million square feet of industrial, distribution, and manufacturing facilities, making it more likely that the area’s residential market will continue to be in strong demand.

Infill Location | 82,000+ Residents | Bedroom Community

- There are over 82,000+ residents who live within a 3-mile radius of the Property. In addition, Clayton County, home to Riverdale, is known as a “bedroom” community with over 60% of its workforce commuting outside of the county, thereby creating greater and more consistent traffic flow.
- Furthermore, over 72% of this workforce commutes to areas north of Clayton County, increasing the likelihood that Upper Riverdale will be used to connect to I-75, US 41, and GA-85.

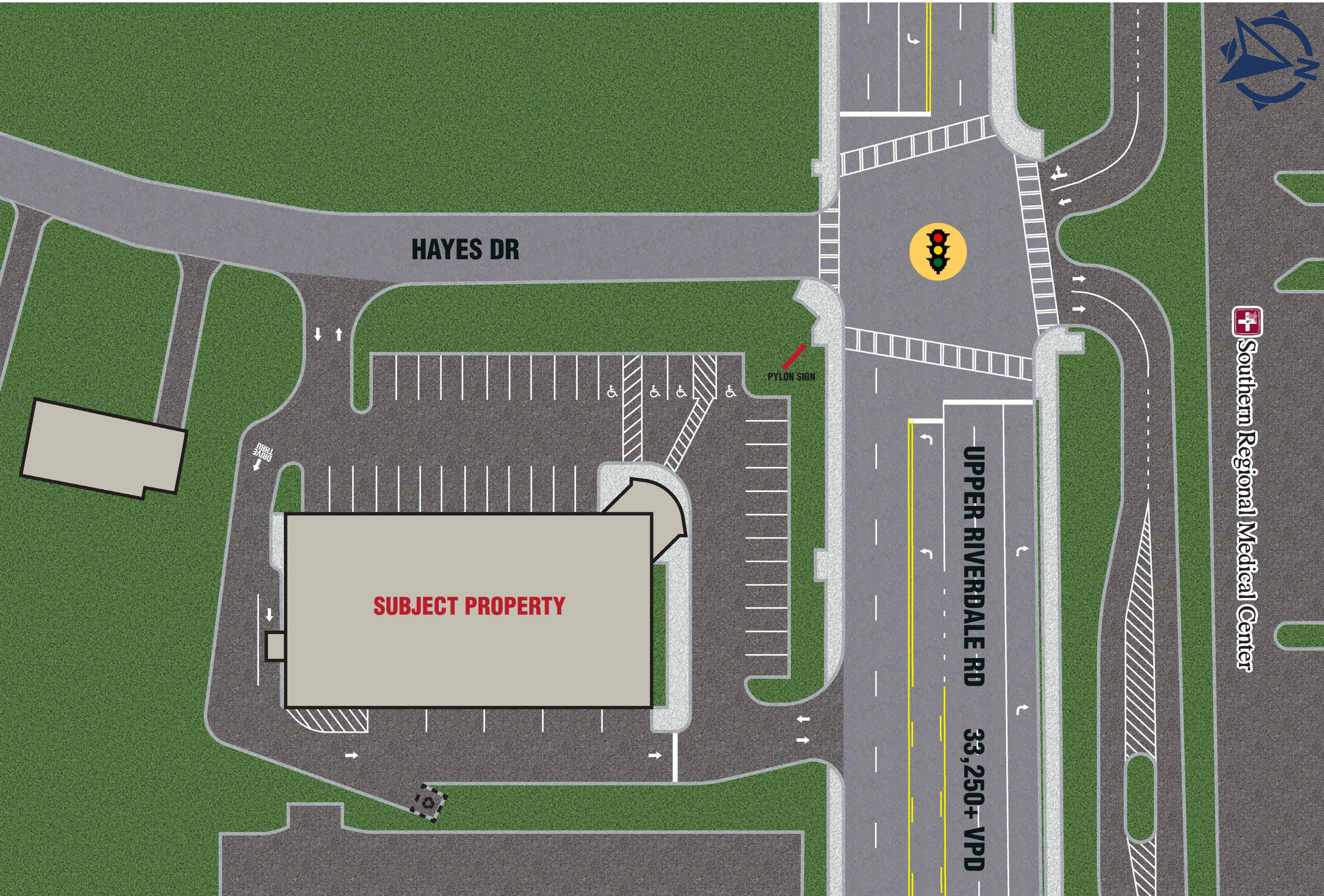
Healthcare Synergies

- Situated amongst approximately 475,000 sq ft of office space, the majority of which is medical office, located on or immediately off of Upper Riverdale Rd.
- There are numerous affiliated and non-affiliated primary care and specialty providers thereby making the Property an ideal location for another medical user or other service based provider i.e. restaurant, who can capture area traffic and demand.

Strong Daytime Population

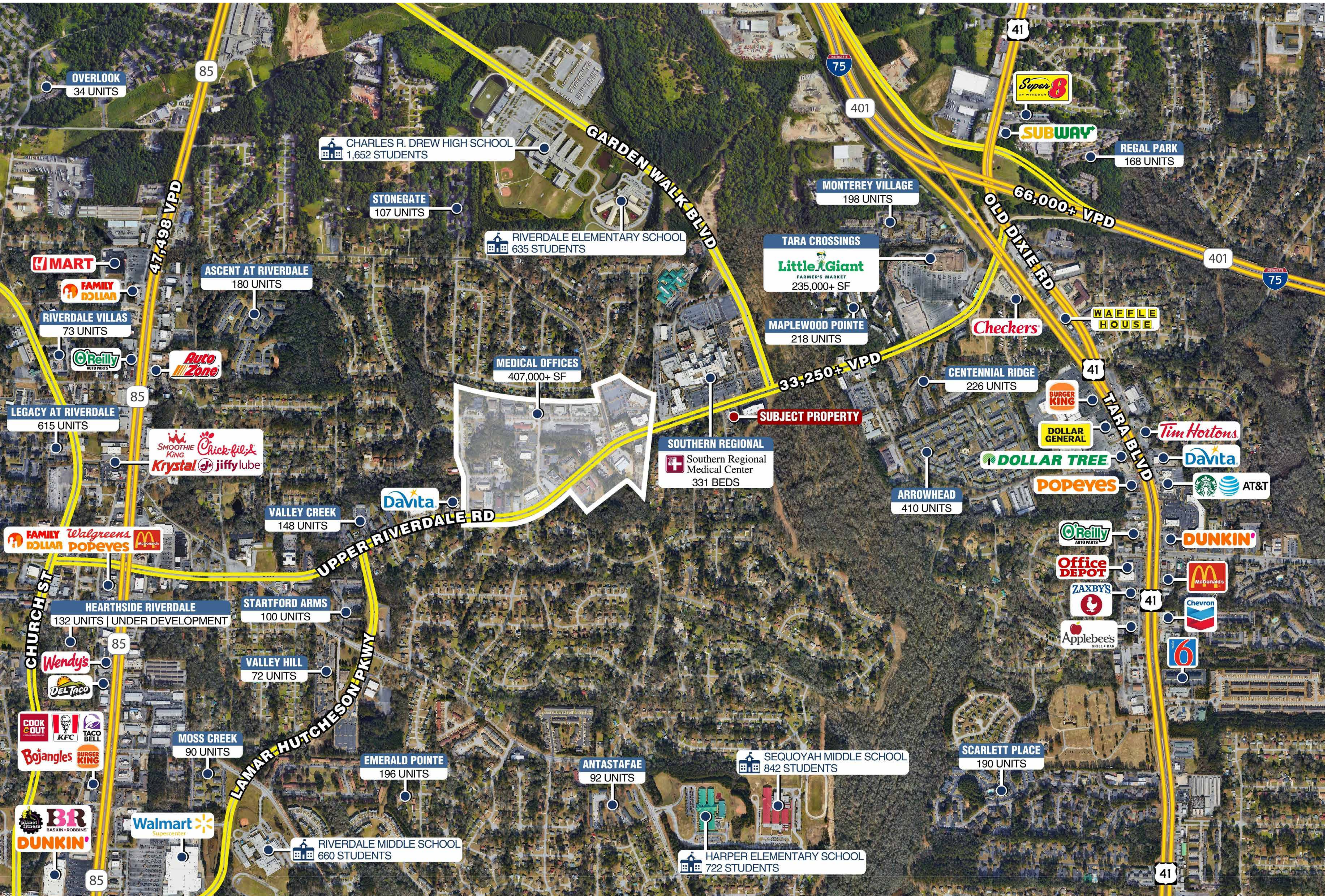
- There are over 6,000 and 29,000 daytime employees working within a 1- and 3-mile radius of the Property, respectively. The influx of daytime employees provides a broader potential customer base, on top of the already dense residential population.

SITE PLAN



 Southern Regional Medical Center

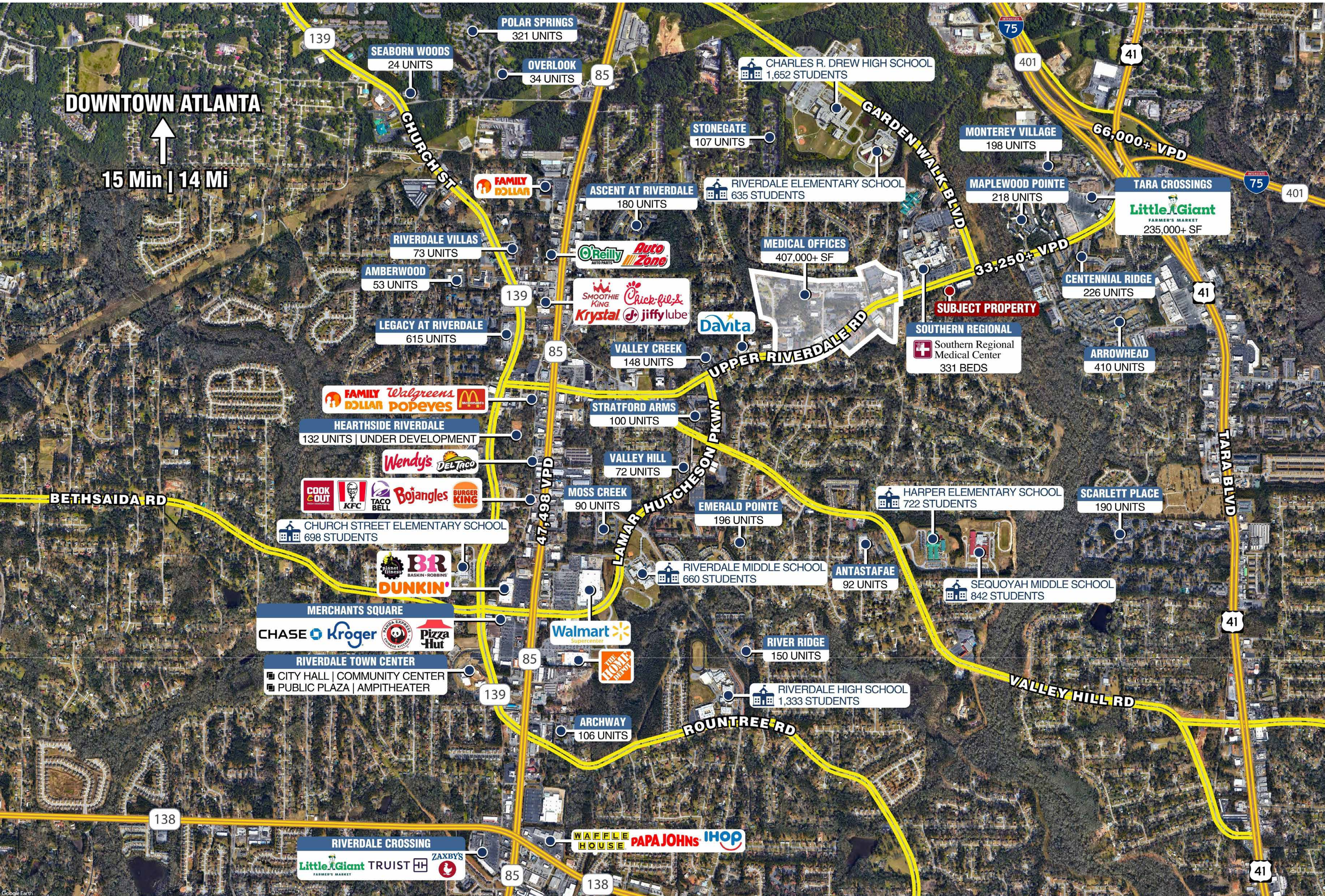
AERIAL MAP



AERIAL MAP

DOWNTOWN ATLANTA

15 Min | 14 Mi



AERIAL MAP



PROPERTY PHOTOS



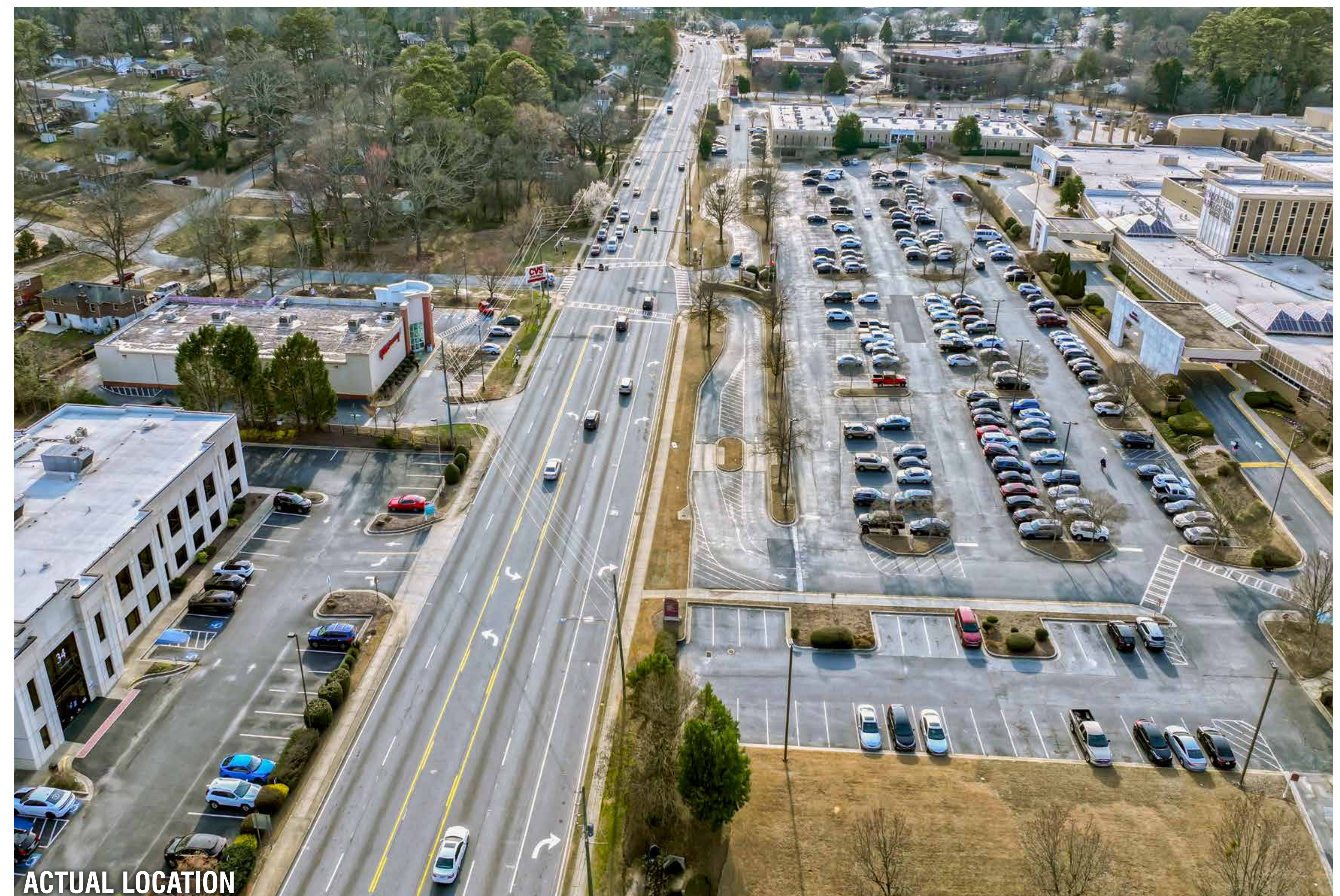
ACTUAL LOCATION



ACTUAL LOCATION



ACTUAL LOCATION



ACTUAL LOCATION

REFERENCE MAP & DEMOGRAPHICS

2025 POPULATION

1 Mile	9,774
3 Mile	82,168
5 Mile	196,038

2025 DAYTIME EMPLOYEES

1 Mile	6,281
3 Mile	29,576
5 Mile	62,347

