

FOR
LEASE

SHOPS OF RIVERDALE

7048 Highway 85, Riverdale, GA 30274



SPACE AVAILABLE

1,200 & 1,960 SF

PROPERTY HIGHLIGHTS

- Rare vacancy in Walmart shadow-anchored center
- Center sees an average of 3.3M visits per year
- Excellent visibility and access from Highway 85 (39,400 VPD)
- Additional access from Lamar Hutcheson Pkwy
- Prominent signage along Highway 85 & Lamar Hutcheson Pkwy
- Close proximity to the Amphitheater at Riverdale Town Center

AREA DEMOGRAPHICS (2026):

	1-MILE	3-MILE	5-MILE
POPULATION	9,221	89,600	190,210
HOUSEHOLDS	3,481	33,541	69,582
AVG HH INCOME	\$60,387	\$71,764	\$75,355

MARISA ROY

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PATRICK GREEN

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SIZE
01	ANGELO'S PIZZA	1,200
02	INSTANT TAX SERVICE	1,200
03	CHINA WANG	1,200
04	AVAILABLE	1,200
05	AVAILABLE	1,960
06-09	OAK STREET HEALTH	8,500
09A	JUICY CRAWFISH	1,548



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