



TRI-COUNTY STATION

7490 Old National Hwy., Riverdale,
GA 30296



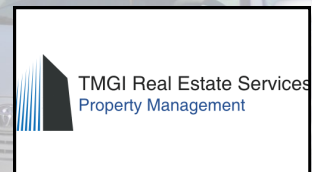
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Exclusively marketed by :

TMGI Real Estate Services, LLC
11539 Park Woods Circle, Suite 303, Alpharetta, GA 30005



TMGI Real Estate Services
Property Management

Tri-County Station



OFFERING OVERVIEW

This 69,446 square foot strip center includes two outparcels. The mix of restaurant and service merchants provides a convenient shopping destination for the surrounding neighborhood residents.

Benefitting from numerous advantages which include the optimal location of the strip center at the intersection of Old National Highway and 138, excellent trade area location in a solid South Fulton location, property is well-leased.

Total Building Size (consists of three buildings)	69,446 SF
Land Acreage	9.66 +/- Acres
Year Built	1990

Tri-County Station



INVESTMENTS HIGHLIGHTS

- Excellent Location - Street Level Entrance
- Upside Potential - Competitive Rental Rate

Location

PROPERTY SPECIFICS

Tri-County Station is located at the intersection of Old National Highway and 138 in Riverdale, GA. The Center has great visibility from Old National Highway

Tenancy

Tri-County Station is anchored by Family Dollar, 50 Yard Line and its tenant mix serves the surrounding densely populated neighborhoods well. Co-tenants are BCK Cleaners, Chinese Fried Rice, Smoke House, Domino's Pizza, etc.

Tri-County Station



MARKET SNAPSHOT

Market Overview

Tri-County Station is located in South Fulton County, a south-eastern suburb of Atlanta. According to the 2014 AADT Traffic Counts, approximately 20,200 cars travel just north of the property, and 15,600 cars travel just south of the property, on Old National Highway, while 21,300 cars travel along Jonesboro Road (138) just east of the property as part of their daily route.



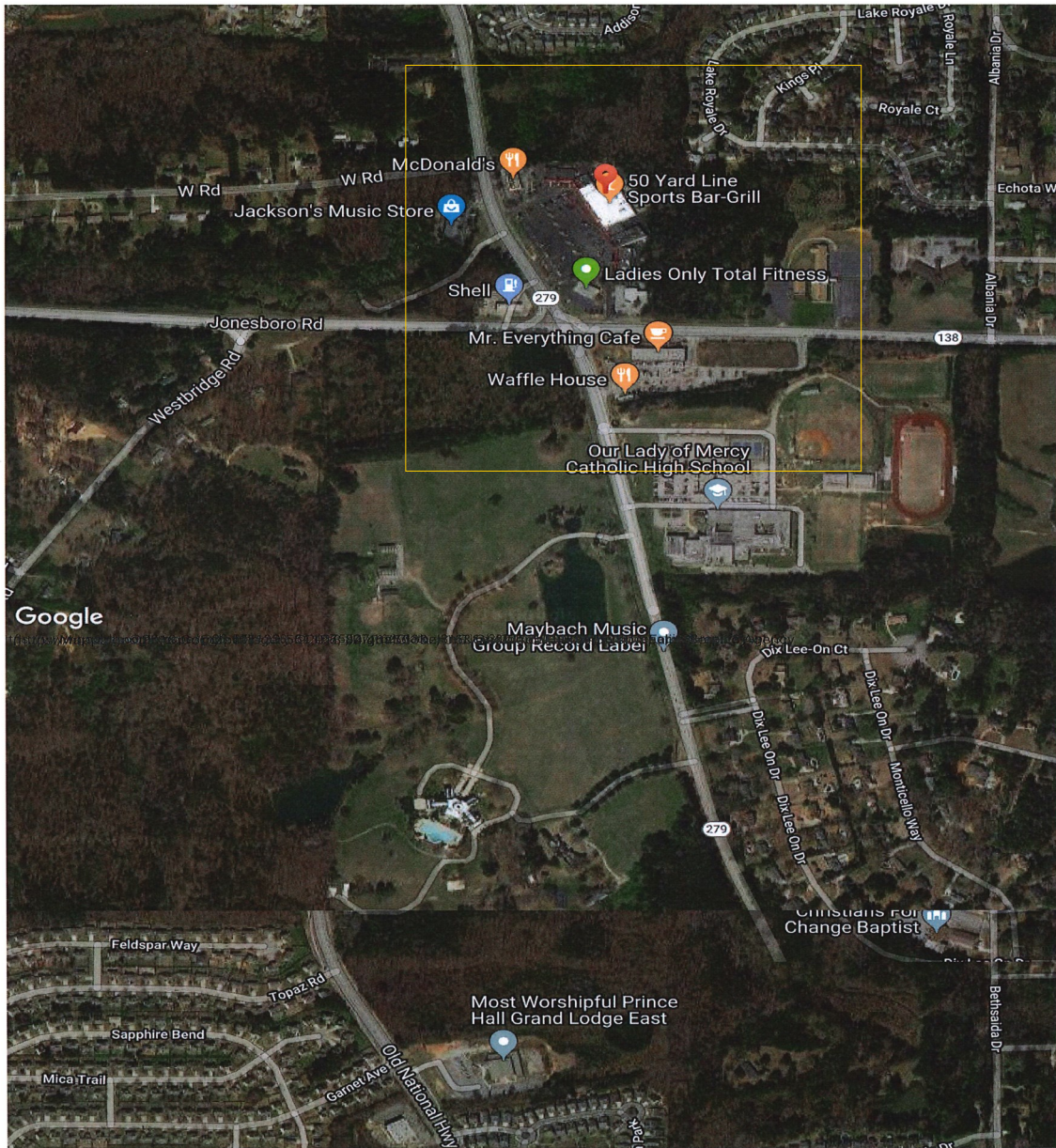
Demographics

Demographics	1 - mile	3 - mile	5 - mile
2015 Total Population	3,471	45,248	141,084
2015 Total Population 25yrs+	2,337	28,633	86,912
2015 Total Households	1,161	15,225	49,478
2015 Average HH Income	\$52,062	\$47,580	\$39,900

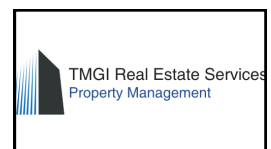
AERIAL PHOTOGRAPH

6/19/2018

MapsScout - Home



<http://www.mapscout.com/?b=1402635603&px=1273231126&aj=OTU5ODEwMTU5NCHWwhEEc3ZJqzYaOCjeXVj1SOgx7C0A9ocQNLfjUmeeGP...> 1/2



VIEW OF THE CENTER

