

# 6580 HIGHWAY 85 RIVERDALE, GA 30274

OFFERED AT  
**\$1,200,000**



## ABOUT THE PROPERTY

Welcome to 6580 Georgia Highway 85 here in Riverdale, GA. This prime location is just under 7 miles from the interstate and less than 7 miles from Hartsfield Jackson international and centrally located just outside of Atlanta with easy access to I75, I85, and I 285. With over 245 ft of road frontage on GA highway 85 where daily traffic counts are over 42,000 vehicles per day, this is the next location for your business. This location can comfortably hold 60+ vehicles, and with over 1000 sq ft of office space, all that is missing is you!



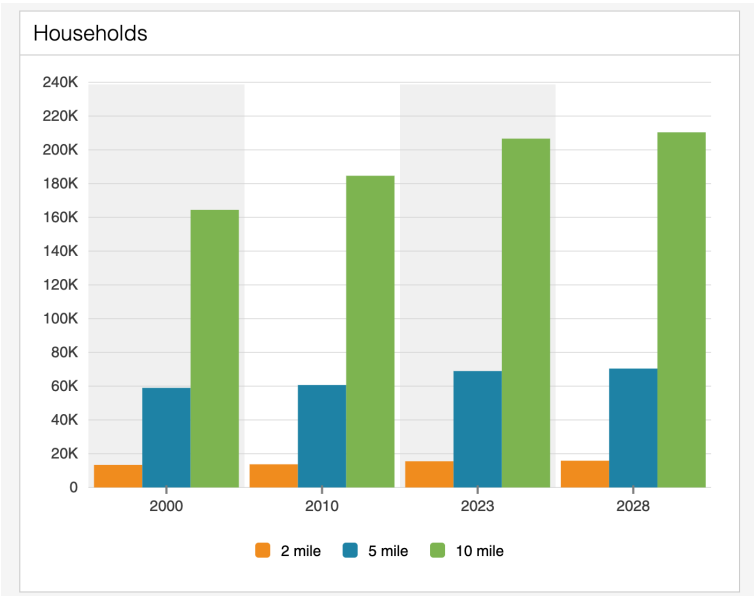
**Southern**  
REAL ESTATE  
PROPERTIES

**Olivia Gentry, Realtor®**  
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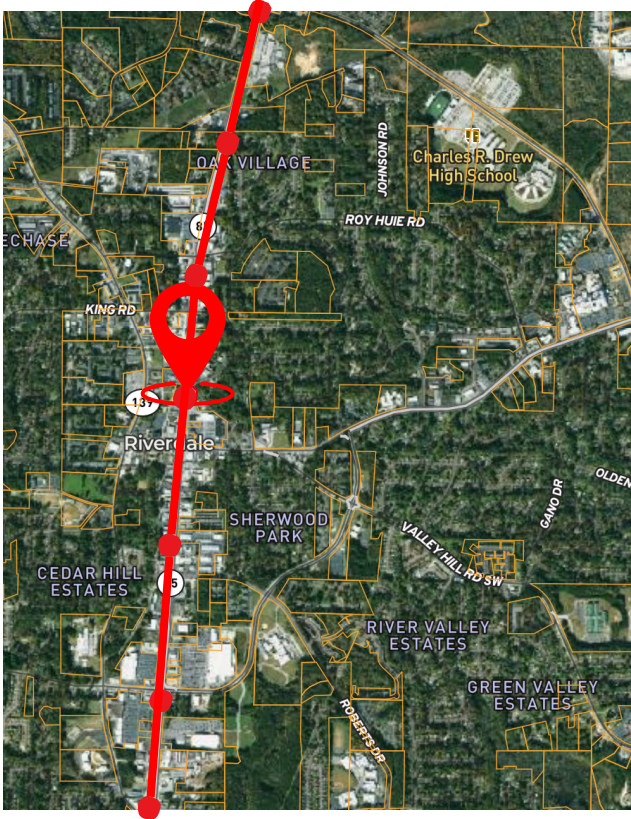


# PROPERTY SUMMARY






Daytime Employment									
Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>11,838</b>	<b>1,414</b>	<b>8</b>	<b>57,683</b>	<b>6,676</b>	<b>9</b>	<b>160,566</b>	<b>17,725</b>	<b>9</b>
Trade Transportation & Utilit...	2,098	206	10	15,120	1,379	11	40,315	3,384	12
Information	92	21	4	922	122	8	2,478	353	7
Financial Activities	800	174	5	4,406	874	5	12,401	2,334	5
Professional & Business Se...	563	133	4	5,089	917	6	14,675	2,481	6
Education & Health Services	5,842	544	11	14,081	1,569	9	37,742	4,172	9
Leisure & Hospitality	1,347	102	13	10,209	694	15	27,116	1,810	15
Other Services	765	221	3	4,416	967	5	12,059	2,752	4
Public Administration	331	13	25	3,440	154	22	13,780	439	31
<b>Goods-Producing Industries</b>	<b>297</b>	<b>66</b>	<b>5</b>	<b>5,408</b>	<b>425</b>	<b>13</b>	<b>16,854</b>	<b>1,368</b>	<b>12</b>
Natural Resources & Mining	0	0	-	36	6	6	94	22	4
Construction	173	47	4	1,744	271	6	7,283	903	8
Manufacturing	124	19	7	3,628	148	25	9,477	443	21
<b>Total</b>	<b>12,135</b>	<b>1,480</b>	<b>8</b>	<b>63,091</b>	<b>7,101</b>	<b>9</b>	<b>177,420</b>	<b>19,093</b>	<b>9</b>



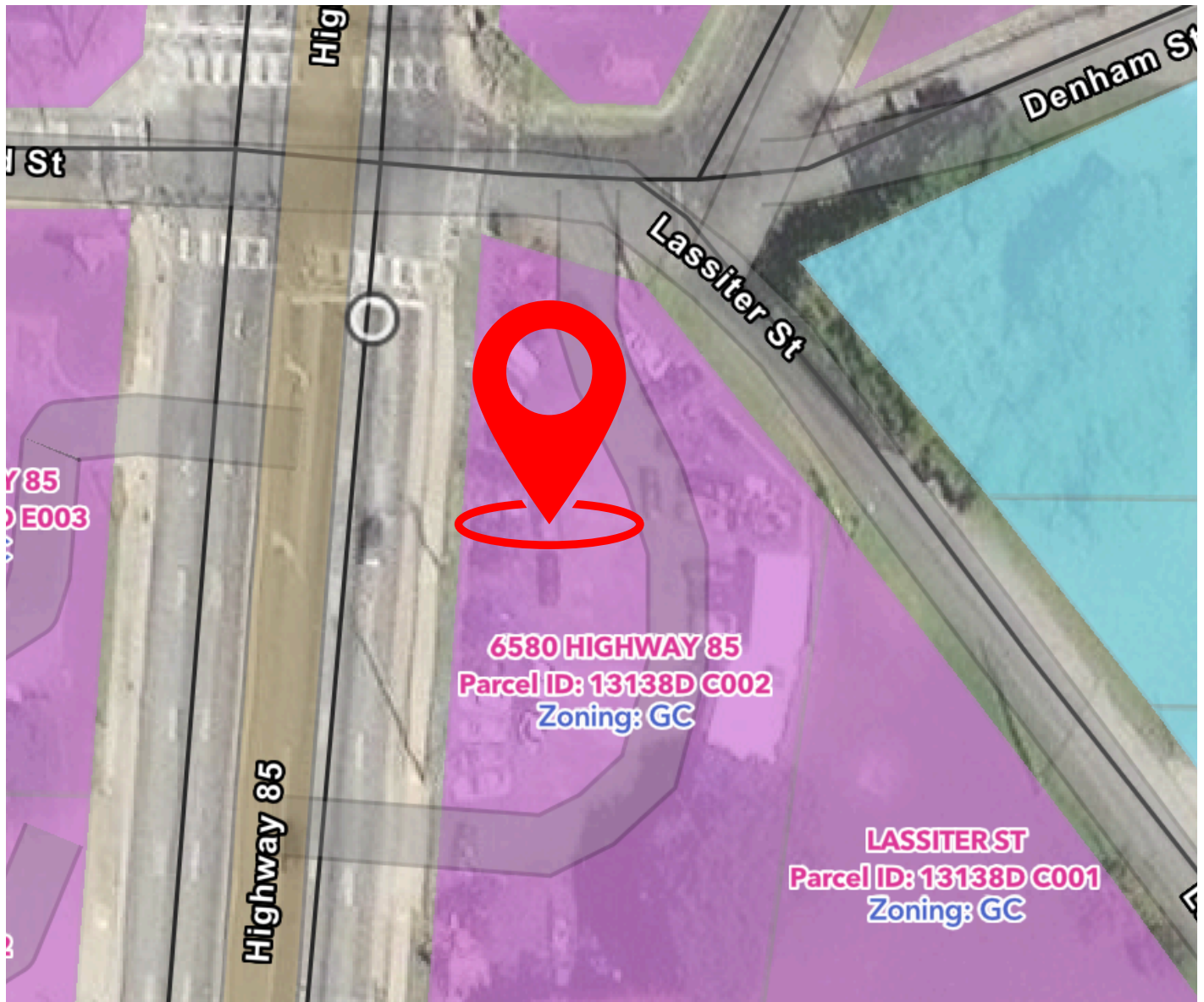
## GA HWY 85



## LOCATION HIGHLIGHTS

-  Under 7 miles from the interstate
-  Less than 7 miles from Hartsfield Jackson
-  Easy Access to i75, i85, and I 285.
-  Over 245 ft of Road Frontage on GA Highway 85
-  Daily Traffic Counts are Over 42,000 Vehicles Per Day

# ZONING - GC - GENERAL COMMERCIAL



## PERMITTED USES:

- PLEASE SEE THE ATTACHED DOCUMENTATION IN REGARDS TO THE PERMITTED USES OF THE CITY OF RIVERDALE



# OFFICE SPACE



## OFFICE HIGHLIGHTS:

- Over 1000 sq ft of Office Space
- Holds 5 Desks/ Active Work Space Comfortably
- 3 Private Cubicles in Back Office Area





# LOT SIZE/ PARKING



## EXTERIOR HIGHLIGHTS

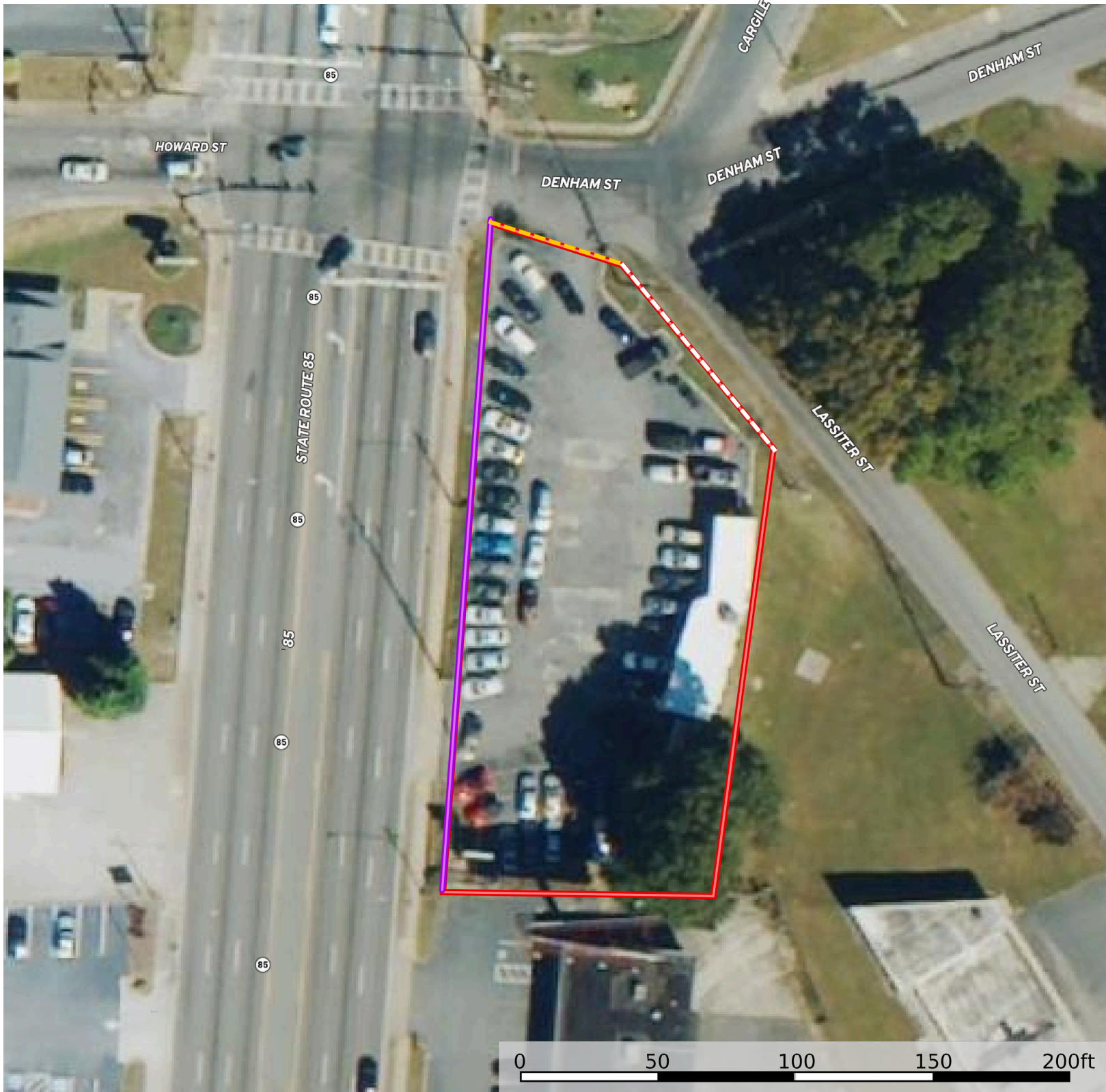
- 60+ VEHICLES CAN COMFORTABLY BE DISPLAYED
- 42,000 VEHICLES PASS BY PER DAY
- Over 245 ft of Road Frontage on GA Highway 85
- Easy Access to i75, i85, and I 285





# LOT SIZE/ PARKING = .56+/- OF AN ACRE

Olivia Gentry  
THE OLIVIA GENTRY  
REALTOR.



86 +/- FT OF ROAD  
50 FT OF ROAD  
245 +/- FT OF ROAD  
Boundary





## PROPERTY FEATURES:

- 🚗 Under 7 miles from the interstate
- ✈️ Less than 7 miles from Hartsfield Jackson
- 🚗 Easy Access to i75, i85, and I 285.
- 🛣️ Over 245 ft of Road Frontage on GA Highway 85
- 🚗 Daily Traffic Counts are Over 42,000 Vehicles Per Day
- Comfortably Holds 60+ Vehicles
- Over 1000 sq ft of Office Space



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