

# Shops at River Station

Great Visibility and Signage on Busy West Fayetteville Rd.

1,600 SF End Cap w/ Drive Thru & 8,125 SF Space Available



5456 West Fayetteville Road, Atlanta, GA 30349

FOR LEASE

- Built in 2010, this 19,435 SF shopping center is situated on 6.17 acres
- Part of a larger retail development that includes a 40,000 SF grocery store (Wayfield Foods) and a freestanding Suntrust Bank
- Located south of Hartsfield International Airport, a mile off a major north/south corridor
- Large frontage with great visibility on West Fayetteville Road (19,054 VPD)
- Population of 112,550+ in a 5-mile radius



### Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	24,800+	112,500+	482,000+
Annual Pop Growth 2030	26,200+	118,900+	505,000+
Projected Growth 2026-2030	1.2%%	1.3%	1.1%
Total Households	9,300+	41,800+	178,500+
Average Household Income	\$68,500+	\$72,800+	\$76,900+
Median Age	34.8	35.6	36.9

### Traffic Count

21,500+ VPD 5456 West Fayetteville Road

### FOR MORE INFORMATION, CONTACT:

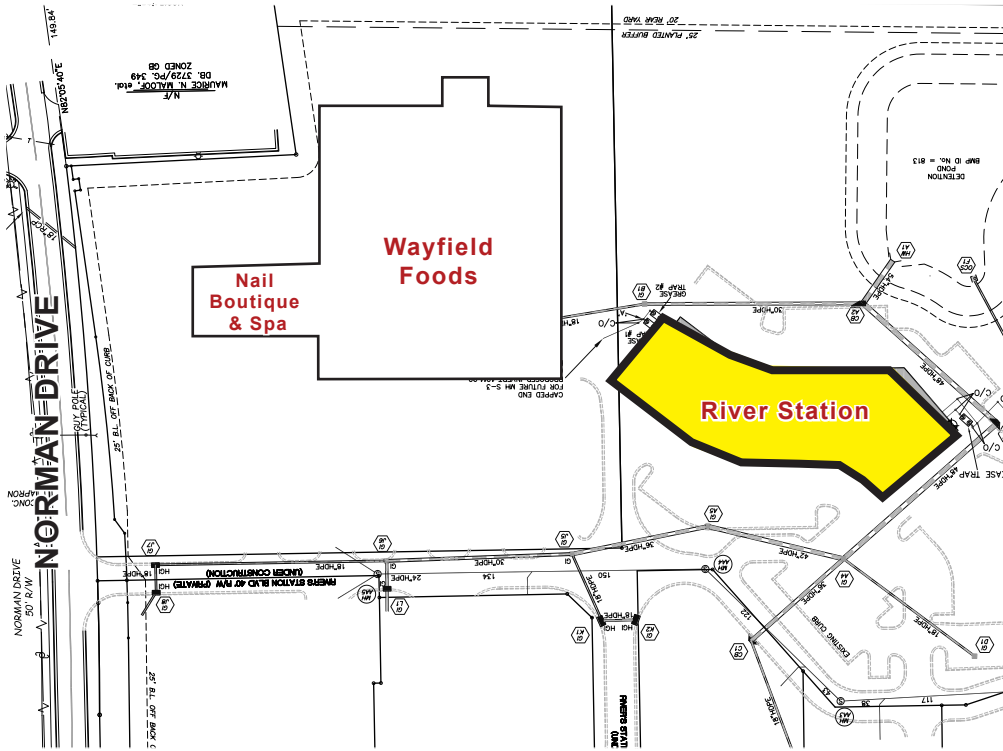
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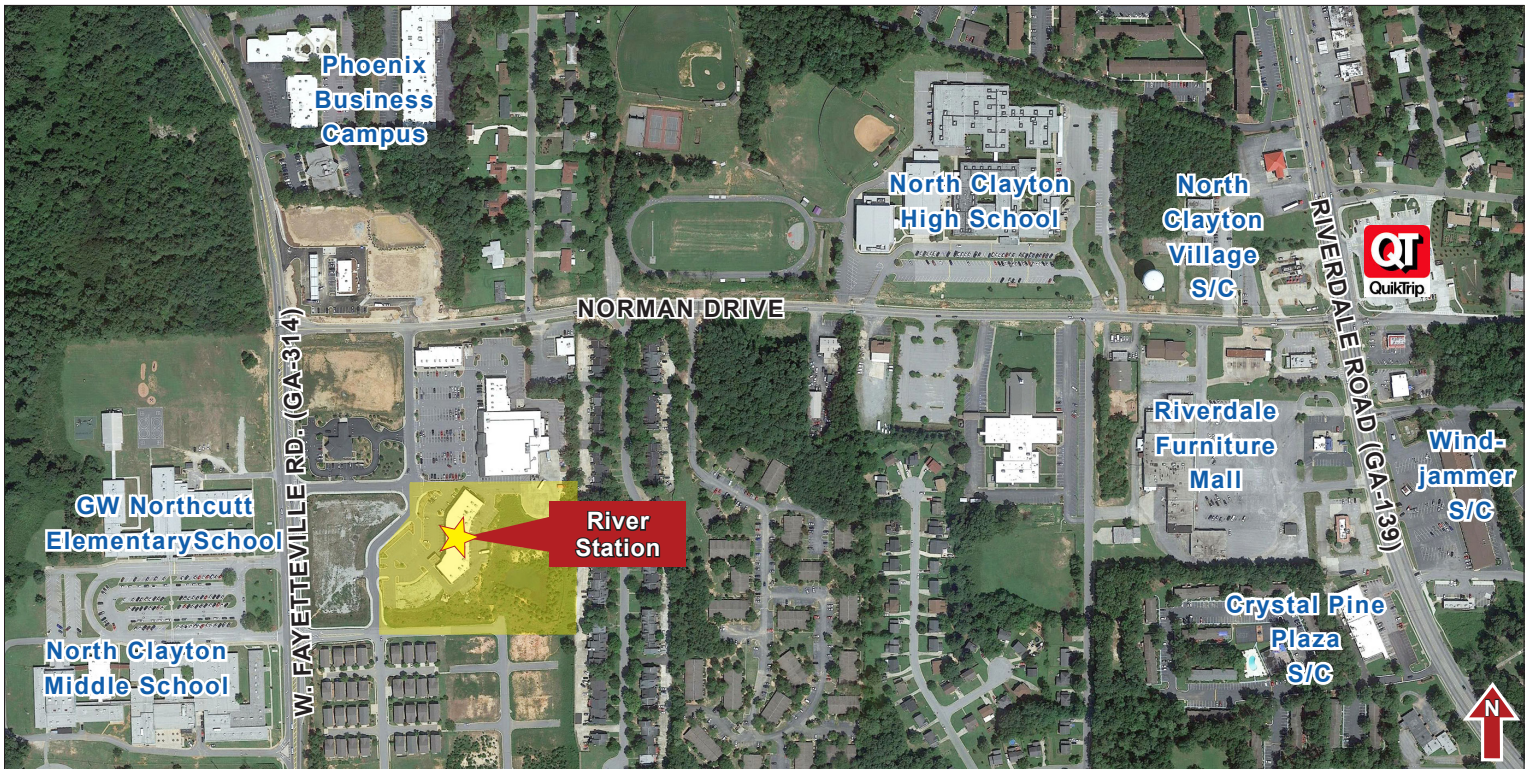
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**19,435 SF GLA**



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