

FREESTANDING RESTAURANT OPPORTUNITY | 1230 Virginia Ave, Atlanta GA 30344



PROPERTY OVERVIEW

- » Retail space for lease: 6,260 SF
- » Strategically located near the busiest airport in the world, Hartsfield-Jackson International, which hosted 108.1 million passengers in 2024
- » Outparcel benefits from direct access onto Interstate 85 (154,000 VPD), Interstate 75 (379,000 VPD), and several other State/U.S. Highways
- » Benefits from clear visibility and access to over 22,000 passing vehicles per day
- » Nearby retailers include: Walmart Supercenter, Piggly Wiggly, AutoZone, CVS Pharmacy, Kroger

DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles |
|----------------|----------|----------|-----------|
| Population | 49,390 | 182,705 | 808,379 |
| Households | 20,425 | 75,809 | 336,366 |
| Daytime Pop. | 51,400 | 139,105 | 666,482 |
| Ave. HH Income | \$82,245 | \$71,547 | \$101,295 |

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RETAIL AERIAL

