



ROCKBRIDGE SQUARE

7245 Rockbridge Rd SW, Lithonia GA 30058



DEMOGRAPHICS

1 MILE

 8,728
Estimated population

 999
Estimated daytime population

 \$126,160
Average household income

 3,063
Households

3 MILE

 46,158
Estimated population

 9,228
Estimated daytime population

 \$117,903
Average household income

 15,739
Households

5 MILE

 147,911
Estimated population

 29,053
Estimated daytime population

 \$105,650
Average household income

 50,596
Households

DRIVE TIME POPULATION

5
Min  15,128

10
Min  54,905

15
Min  189,055

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

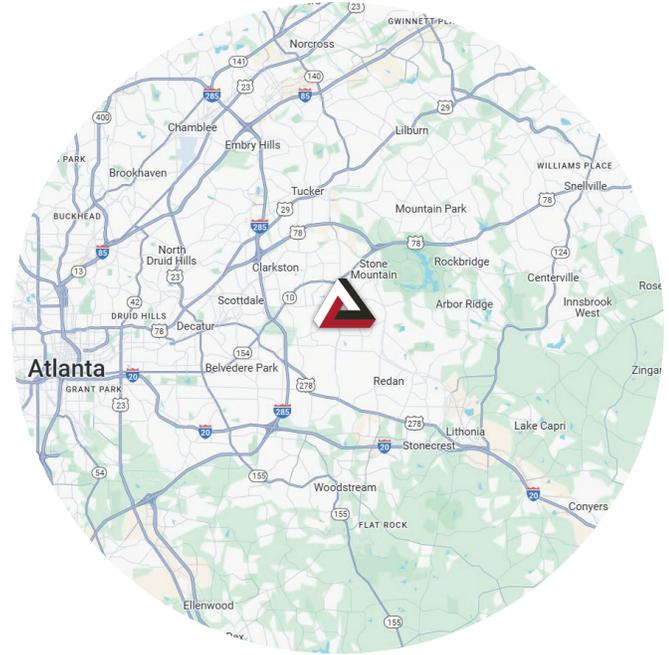
| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|---------|--------------------------------|----------|-------|-------------------------|----------|-------|-------------------------|----------|
| OP | Little Caesars | 1,440 SF | 700 | Metro PCS | 1,200 SF | 1600 | Quick Bites Restaura... | 1,200 SF |
| 100-200 | Southern Fried Chicken Tenders | 2,990 SF | 800 | Nail Salon | 1,200 SF | 1700 | A&D Meat & Poultry | 1,200 SF |
| 300 | Available | 1,200 SF | 900 | Available | 1,200 SF | 1800 | Summit Deli | 1,200 SF |
| 400 | Bella's Smoke Shop | 1,200 SF | 1000 | Beauty Supply | 5,960 SF | 1900 | Tax Services | 1,200 SF |
| 500 | Dominican Hair Salon | 1,200 SF | 1400 | China King | 1,200 SF | 2000 | New Orleans Seafoo... | 1,600 SF |
| 600 | Barber Shop | 1,200 SF | 1500 | Flourish Xperience S... | 1,200 SF | 2100 | Available | 1,600 SF |



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HIGHLIGHTS

- 1,200 SF to 1,600 SF available for lease.
- Rockbridge Square is located at the heavily trafficked intersection of Rockbridge Rd and Deshong Rd, is just 7 miles from I-20, and is only 15 minutes from Stone Mountain Park in north Lithonia.
- Nearby retailers include Publix, AutoZone, McDonald's, Family Dollar, Zaxby's, and Papa John's.
- Household income averages over \$100,000 within a 3-mile radius of Rockbridge Square.
- DeKalb County has seen significant growth with nearly \$705 million in investments, with 6,300 jobs created in 2023.



9,030 on Rockbridge Rd
18,900 on Deshong Rd



Full access from Rockbridge Rd
Full access from Deshong Rd



Pylon signage available.



Kimberly Dart
Heidt | 770-356-1976
kim@dartretail.com

Megann C.
Poe | 470-210-6880
meg@dartretail.com