



# MERCHANT'S SQUARE

7125 Highway 85, Riverdale GA 30274



**DEMOGRAPHICS**

**1 MILE**

9,595  
Estimated population

3,563  
Estimated daytime population

\$61,167  
Average household income

3,607  
Households

**3 MILE**

86,882  
Estimated population

16,756  
Estimated daytime population

\$69,191  
Average household income

32,882  
Households

**5 MILE**

191,786  
Estimated population

57,374  
Estimated daytime population

\$73,258  
Average household income

71,423  
Households

**DRIVE TIME POPULATION**

**5**  
Min 8,537

**10**  
Min 97,273

**15**  
Min 207,441

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**

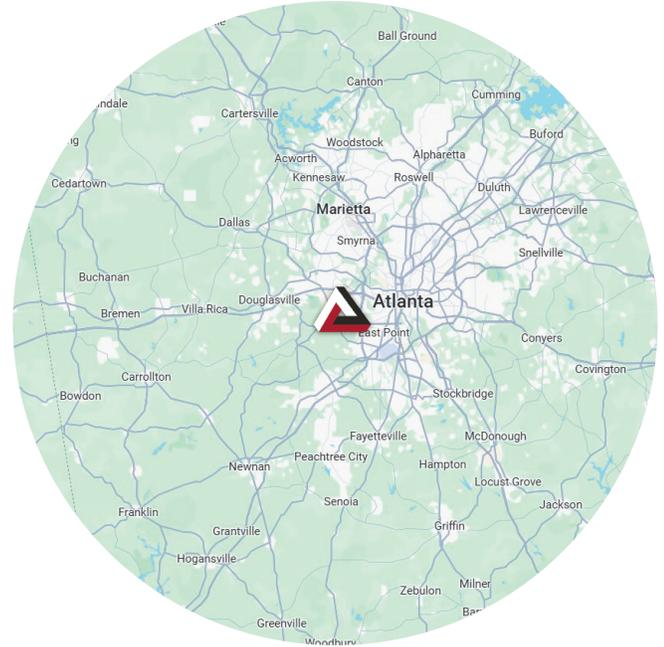
| SUITE     | TENANT              | SIZE      | SUITE         | TENANT                  | SIZE            | SUITE  | TENANT                  | SIZE     |
|-----------|---------------------|-----------|---------------|-------------------------|-----------------|--------|-------------------------|----------|
| 7107      | J Buffalo Wings     | 2,100 SF  | 7139-7141     | United State Postal ... | 2,800 SF        | 7195-C | Riley's Cafe            | 1,200 SF |
| 7109      | Green Earth Foods   | 1,400 SF  | 7143          | It's Fashion            | 2,800 SF        | 7195-D | Smiley's Barbershop     | 1,200 SF |
| 7111      | Edible Arrangements | 1,400 SF  | 7145          | Chase Bank              | 3,999 SF        | 7195-E | Hair Care Beauty Sal... | 1,200 SF |
| 7113      | Jackson Hewitt      | 1,400 SF  | 7155          | CATO                    | 7,000 SF        | 7195-F | King Tobacco & Vape     | 1,200 SF |
| 7115-7119 | Hibbett Sports      | 4,200 SF  | 7165-A        | Rent-A-Center           | 2,800 SF        | 7195-G | Glamour Threading       | 1,200 SF |
| 7125      | Kroger              | 59,134 SF | 7165-B&C      | New City Buffett/Th...  | 10,200 SF       | 7195-H | LA Nails                | 1,200 SF |
| 7131      | Pizza Hut           | -         | 7179          | DTLR                    | 6,351 SF        | 7195-I | Metro by T-Mobile       | 1,200 SF |
| 7137      | Top Nails           | 1,400 SF  | 7195-A        | Total by Verizon        | 1,200 SF        | 7195-J | Dry Cleaners            | 1,200 SF |
|           |                     |           | <b>7195-B</b> | <b>AVAILABLE</b>        | <b>1,200 SF</b> |        |                         |          |



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.

## HIGHLIGHTS

- Merchant's Square is a 118,984 SF Kroger-anchored neighborhood center in Riverdale, GA.
- Located at the lighted intersection of GA Highway 85 and Bethsaida Rd.
- Adjacent to Riverdale Town Center.
- Join Pizza Hut, Chase Bank, Edible Arrangements, CATO, and others.
- Market co-tenancy includes Home Depot, Walmart, and Planet Fitness.



39,900 on GA Highway 85  
10,900 on Bethsaida Rd.



Multiple access points from GA Highway 85  
Full access from Bethsaida Rd  
Right-In/Right-Out from Church St



Pylon and facade signage options are available.

