



## SOUTH COBB RETAIL - NEW RETAIL AVAILABLE



2259 Riverview Rd SE, Atlanta GA 30339

- ▲ 3,300 SF new retail coming soon, adjacent to a new gas station.
- ▲ The property is located next to the intersection of South Cobb Dr (18,900 VPD) and Riverview Rd, close to the I-285 (148,000 VPD) ramp at South Cobb (Exit 15).
- ▲ The population within 3 miles of the property is 69,677, with an average household income of \$175,929.
- ▲ Nearby retailers include Zaxbys, McDonald's, Chick-fil-A, American Deli, Bojangles, and Krystal.
- ▲ The property's proximity to a mix of residential, hotels, and industrial offices makes its placement on this busy retail corridor ideal.

### Available Spaces

**Building - 3,300 SF**

| 2025 Demographics    | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 6,869     | 69,677    | 207,746   |
| Households           | 3,264     | 31,033    | 92,357    |
| Average HH Income    | \$157,061 | \$175,929 | \$155,171 |
| Daytime Population   | 2,915     | 32,710    | 115,266   |
|                      | 5 Min     | 10 Min    | 15 Min    |
| Drivetime Population | 17,643    | 98,981    | 313,047   |

| Suite    | Tenant    | Size/SF  |
|----------|-----------|----------|
| Building | Available | 3,300 SF |



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