

FOR LEASE



7295 GA Hwy 85 Retail Space

7295 Georgia 85
Riverdale, GA 30274



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Section 1

Property Information

Property Summary

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PROPERTY DESCRIPTION

Introducing the prime retail opportunity at 7295 Georgia 85, Riverdale, GA. This exceptional property offers a spacious and versatile retail space for lease, featuring ample storefront visibility and convenient parking for customers. The well-maintained interior boasts high ceilings, modern finishes, and customizable layout options, perfectly suited for various retail concepts. With close proximity to major transportation arteries and a strong local consumer base, this location presents an unparalleled opportunity for retailers to thrive. Don't miss the chance to elevate your brand at this coveted retail address, where prime visibility meets endless potential.

PROPERTY HIGHLIGHTS

- Ample storefront visibility
- Modern finishes and fixtures
- High ceilings

OFFERING SUMMARY

Lease Rate:	\$1 - 1.60 SF/month (MG)
Number of Units:	8
Available SF:	800 - 3,900 SF
Lot Size:	1 Acres
Building Size:	10,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	785	3,330	14,434
Total Population	2,220	8,222	27,448

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Available Suites:
- Ground Floor: Suite 202 (900 SF) | Suite 204 (900 SF) | Suite 206 (1,200 SF)
- Basement: 4 units – 1,300 / 1,300 / 1,300 / 1,500 SF
- Ground Floor: Suite 202 (900 SF) | Suite 204 (900 SF) | Suite 206 (1,200 SF)
- Basement: 4 units – 1,300 / 1,300 / 1,300 / 1,500 SF
- Ground Floor: Suite 202 (900 SF) | Suite 204 (900 SF) | Suite 206 (1,200 SF)
- Basement: 4 units – 1,300 / 1,300 / 1,300 / 1,500 SF
- Ground Floor: Suite 202 (900 SF) | Suite 204 (900 SF) | Suite 206 (1,200 SF)
- Basement: 4 units – 1,300 / 1,300 / 1,300 / 1,500 SF
- Ground Floor Rate: \$2.25/SF/mo NNN
- Basement Rate: \$1.75/SF/mo
- Anchor Tenant: Chevron c-store (in-place, stabilized)
- Diverse unit mix from 900 SF to 1,500 SF – right-sized for small business operators
- Ample on-site surface parking serving all floors
- Active tenancy in place – income-producing asset with available upside suites
- Chevron anchor drives consistent daily foot traffic and co-tenancy draw
- Traffic: Hwy 85 is a major retail corridor with traffic counts of approximately 28,000 VPD – one of South Metro Atlanta's highest-volume surface roads
- Retail Corridor: One of South Metro Atlanta's most established commercial corridors, surrounded by national and regional tenants including Dollar Tree, Family Dollar, Dollar General, T-Mobile, Dunkin', Planet Fitness, Edible Arrangements, and Walmart

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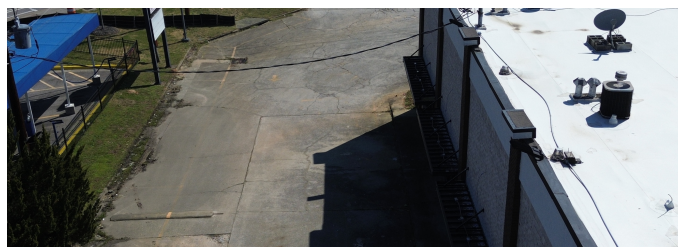
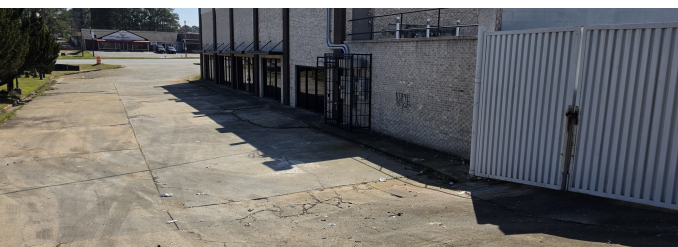
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Additional Photos

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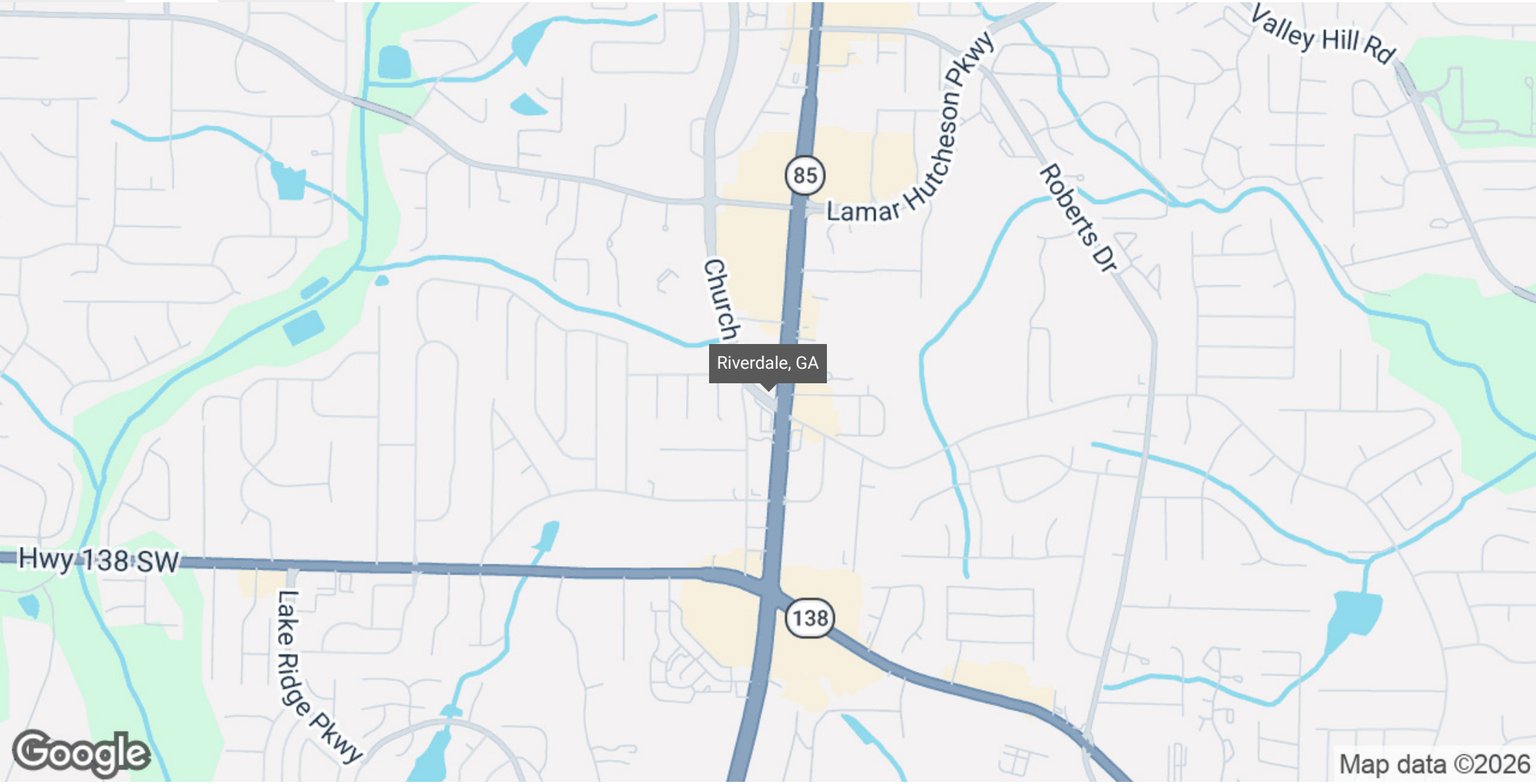


Section 2

Location Information

Regional Map

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Aerial Map

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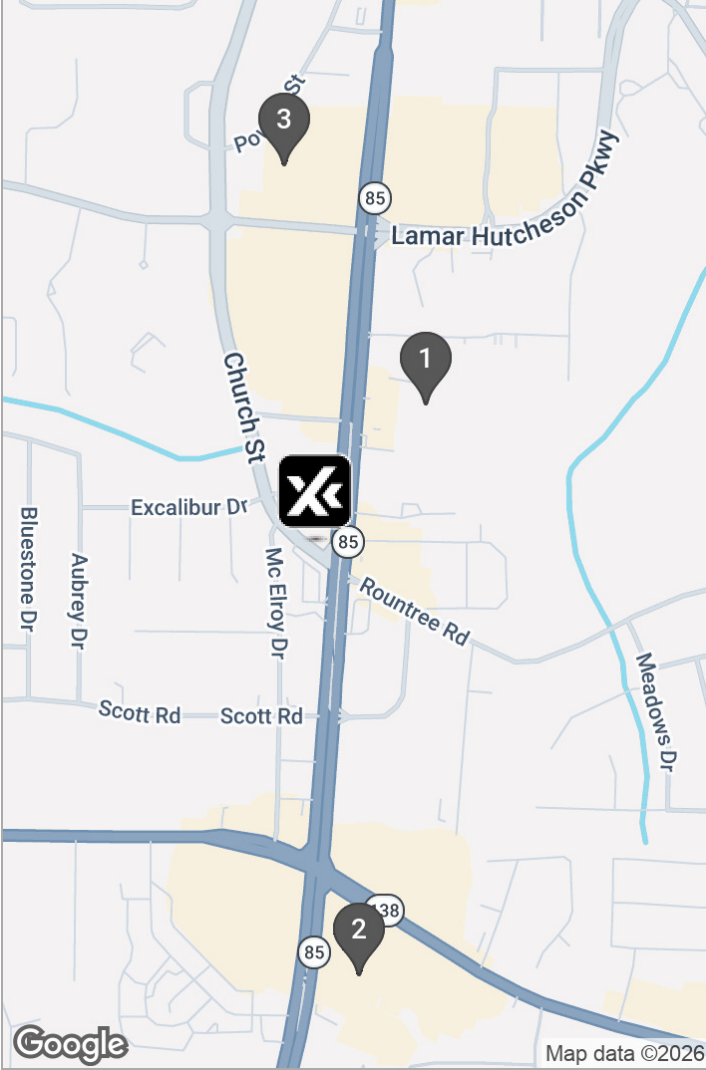
Section 3

Lease Comparables

Lease Comps Map & Summary

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	NAME/ADDRESS	LEASE RATE
★	7295 GA Hwy 85 Retail Space 7295 Georgia 85 Riverdale, GA 30274	-
1	Midway Plaza 7200 Hwy 85 Riverdale, GA 30274	\$1.20 /SF/m
2	Riverdale Square 7594 Highway 85 Riverdale, GA 30274	\$1.17 /SF/m
3	Riverdale Plaza 7055 Hwy 85 Riverdale, GA 30274	\$1.00 /SF/m
AVERAGES		\$1.12 /SF/M



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Section 4

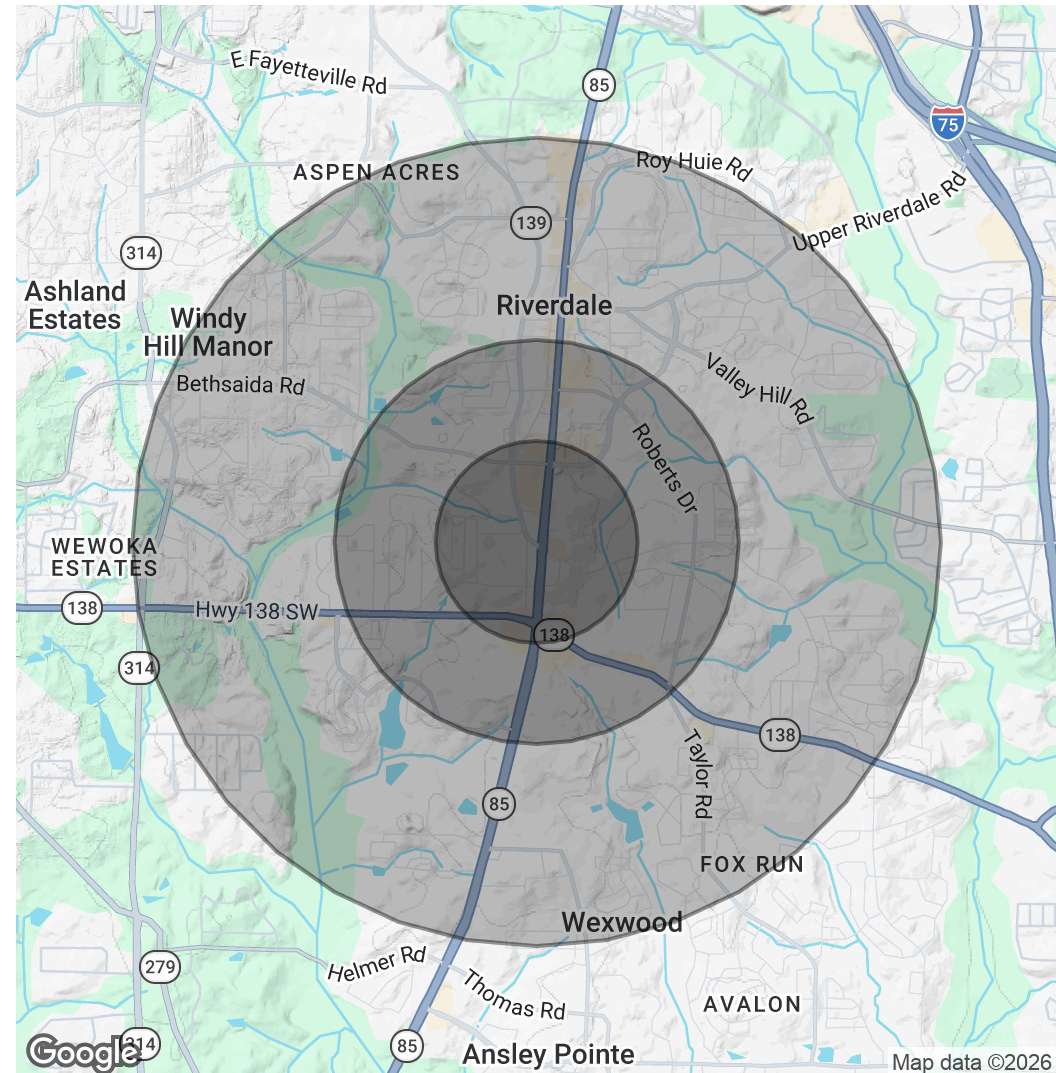
Demographics

Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,320	9,292	37,448
Average Age	33.7	34.6	36.1
Average Age (Male)	23.5	26.5	32.9
Average Age (Female)	37.2	38.5	38.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	785	3,330	14,434
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$64,437	\$65,375	\$66,769
Average House Value	\$175,972	\$170,684	\$166,936

2023 American Community Survey (ACS)



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Advisor Bio 1

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