

STONE MOUNTAIN FESTIVAL

1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE



Property Description

The property is shadow-anchored by a high-performing Walmart Supercenter generating 3.4M+ annual visits, driving consistent daily traffic and cross-shopping.

The center features a strong mix of national, regional, and daily-needs tenants, including:

Advance Auto Parts (new 10-yr lease, opening 2025)

Harbor Freight

NCG Cinema

Oak Street Health

Offering Summary

Lease Rate:	\$26 - 28 per year (NNN)
Number of Units:	23
Available SF:	1,704 - 2,240 SF
Building Size:	135,865 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	124	436	1,583
Total Population	392	1,293	4,415
Average HH Income	\$113,613	\$112,650	\$113,472

Omar Minhas

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Drew Angel

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Stone Mountain Festival

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SUITE	TENANT	SIZE
2	Cricket Wireless	1,496 SF
3	Available	1,704 SF
3 A	Heroes at Home Barber Shop	1,690 SF
4	DeNovo Hair Salon	1,390 SF
4 A	American Deli	2,041 SF
5	Team Rehabilitation	4,080 SF
6	Oak Street Health	8,039 SF
7	Husker's Cafe	2,500 SF
8	Dental Design Spa & Implant Center	2,651 SF
9	C&C Beauty & Beyond	12,000 SF
10	NCG Cinema	22,500 SF
11	Mattress Firm	8,105 SF
14	Forza Academy	4,482 SF
15 A	It's Maid Day	840 SF
15 B	Brow & Lash Salon & Spa	1,050 SF
16	Available	2,240 SF
17	Salon J Christian	1,400 SF
18/19	Classy Nails	1,922 SF
20	African Palace & Grill	2,585 SF
21	Afro Braids & Beauty Bar	1,200 SF
22 A	Advance Auto Parts	34,950 SF
22 B	Harbor Freight Tools	17,000 SF

- LEASED
- AVAILABLE
- NOT A PART

Core Equity Partners

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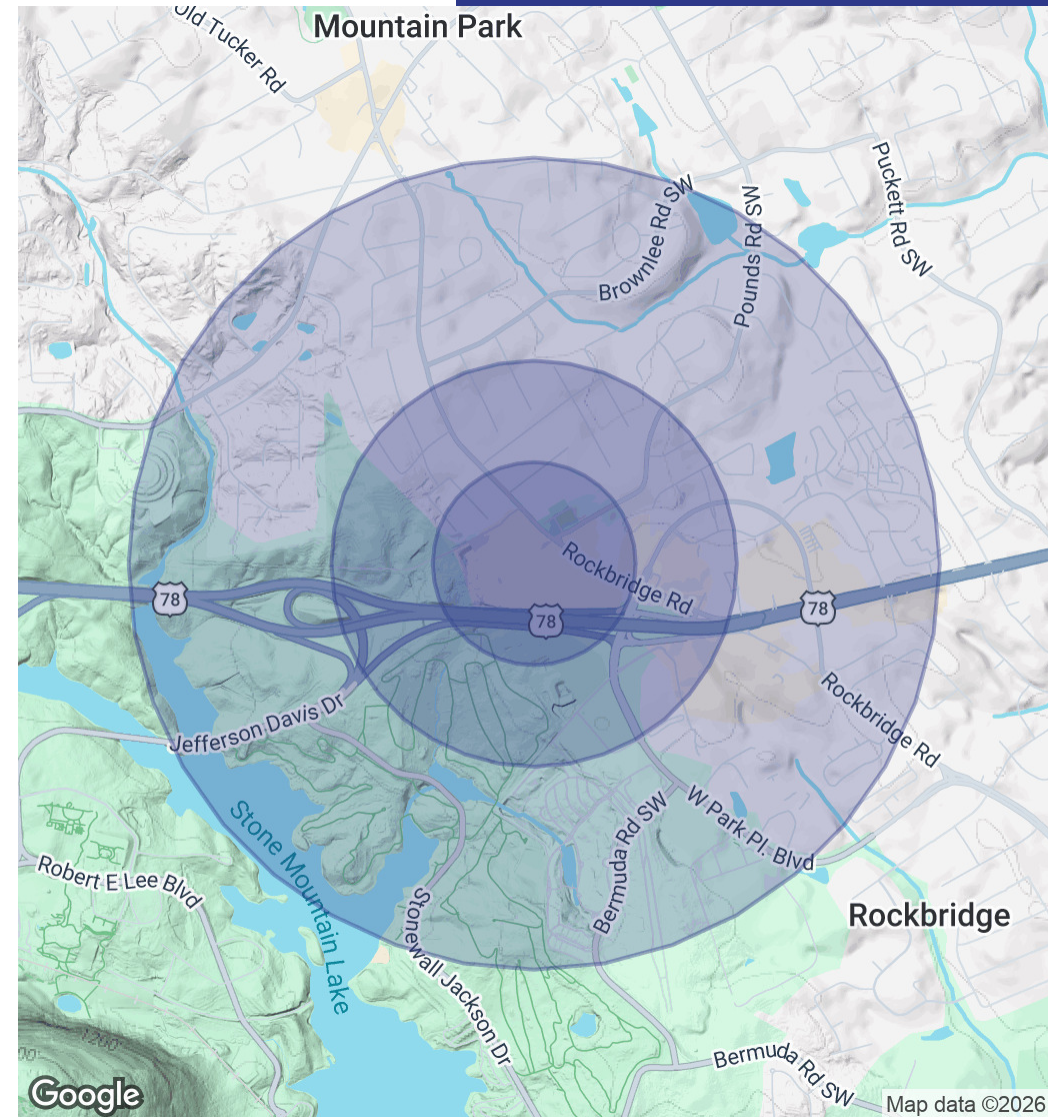
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	392	1,293	4,415
Average Age	46.6	46.5	46.6
Average Age (Male)	46.2	45.6	45.5
Average Age (Female)	46.8	47.1	47.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	124	436	1,583
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$113,613	\$112,650	\$113,472
Average House Value	\$358,989	\$342,559	\$335,798

2023 American Community Survey (ACS)



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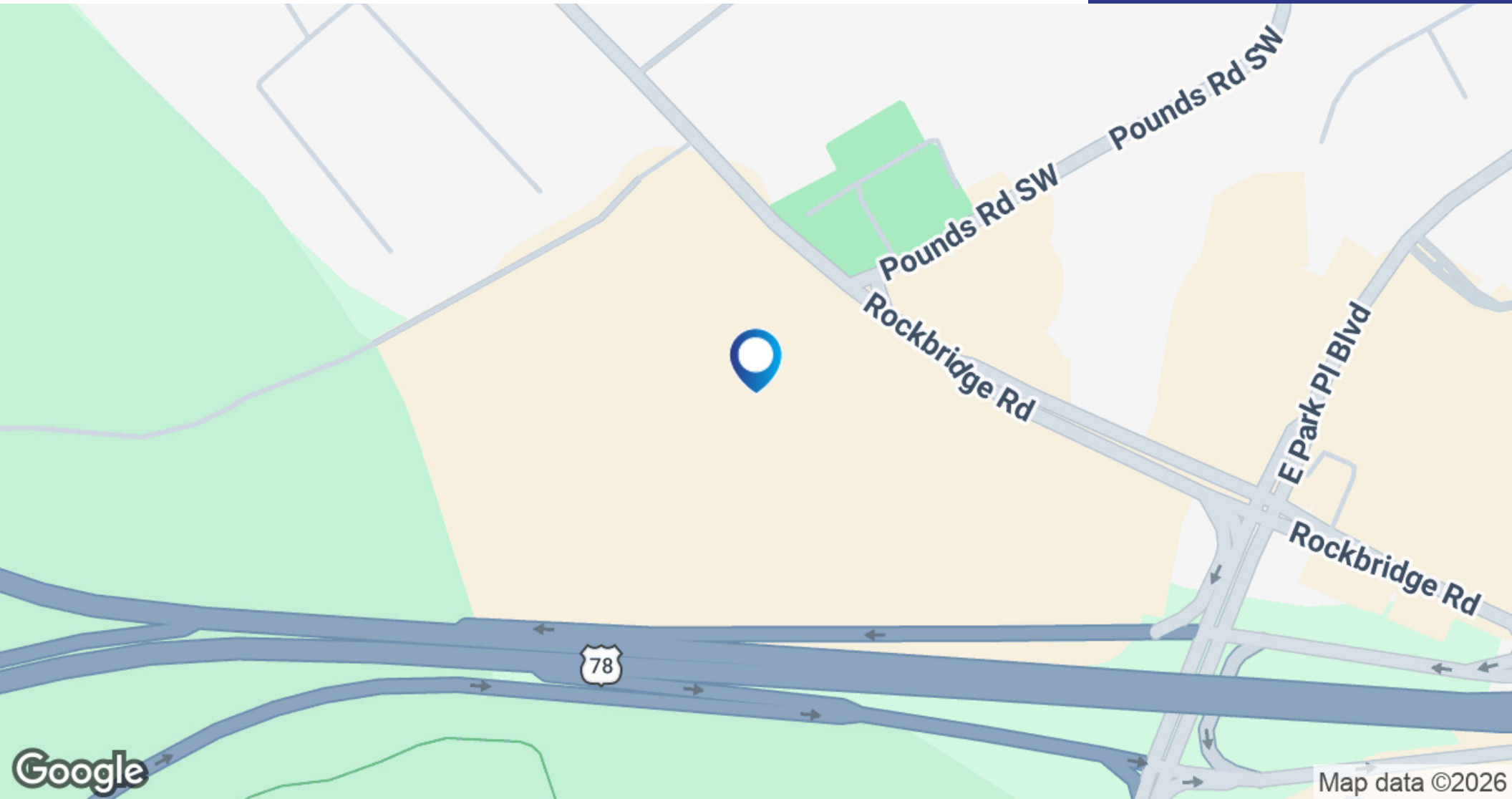
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