

1.41 Acres of Commercial Vacant Land

Highway 85, Riverdale, Georgia 30274

C1 Commercial Zoning



INVESTMENT HIGHLIGHTS

- Approximately 1.41 Acres C1 Commercial Zoning
- Prime commercial location with 45,500+ daily traffic count and exceptional visibility
- High-visibility location serving a population of over 186,315 within a 5-mile radius
- Prime opportunity for freestanding retail, restaurant, banking, or automotive service users
- Located among established national retailers with adjacent beauty supply tenancy driving consistent traffic
- Prime location near Riverdale Town Center, the city's expanding mixed-use and commercial development corridor.

	2-mile	5-mile	10-mile
Total Population	38,252	186,315	552,841
2030 Projection	37,958	186,232	561,233
Average HH Income	\$70,500	\$72,844	\$82,100

TBRE
REAL ESTATE SERVICES

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