

SHOPPES AT RIVER STATION

5456 River Station Blvd | Atlanta, GA 30349



FOR LEASE | 1,600 SF AVAILABLE

Established Neighborhood Center
Near Hartsfield-Jackson Atlanta International Airport

MATTHEWS™

EXCLUSIVELY LEASED BY



Parker Hammond

Associate



(404) 905-6526

parker.hammond@matthews.com

License No. 449029 (GA)



Lily H. Heimburger

Senior Vice President

(404) 905-5629

lily.heimburger@matthews.com

License No. 260232 (GA)



Adrienne Crawford

Senior Vice President

(404) 905-5719

adrienne.crawford@matthews.com

License No. 303241 (GA)

Broker of Record

Maxx Bauman

License No. 451849 (GA)

Firm No. 80041 (GA)

MATTHEWS™

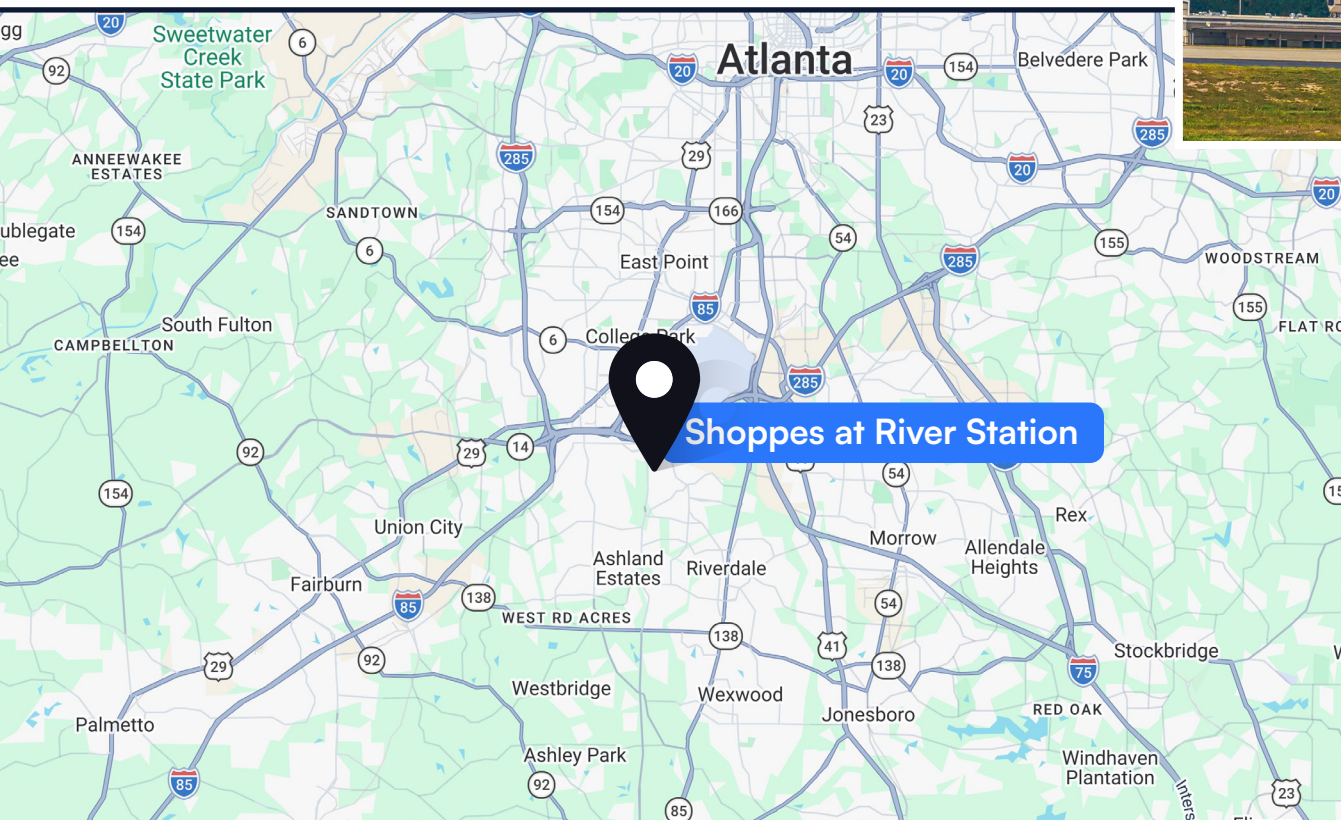


COLLEGE PARK, ATLANTA

Located within the southwestern corridor of Metro Atlanta, College Park represents one of the region’s most strategically positioned and steadily evolving communities.

Originally shaped by its role as a transportation gateway to the city, anchored by Hartsfield-Jackson Atlanta International Airport and immediate access to I-85 and I-285, the College Park area has matured into a diverse and established community. Tree-lined neighborhoods, expanding residential developments, and ongoing reinvestment initiatives reflect a submarket experiencing long-term growth rather than short-term expansion.

What distinguishes this corridor is its balance — offering access to major infrastructure and employment drivers while maintaining the character of an established residential setting. As Metro Atlanta continues to expand outward, College Park remains a well-positioned submarket defined by accessibility, stability, and continued momentum.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	13,583	60,437	174,074
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	5,359	23,807	66,624
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$60,899	\$60,889	\$63,718

Sysco



Hartsfield-Jackson Atlanta Airport

±3.8 Miles Away

63,000 On-Site Jobs

±286,000 Passengers Per Day



Waffle House



SUBWAY

LUCKY STONE



Subject Property

Waffle House

MAIN STREET SOUTH FULTON



RIVER SHOALS VILLAGE



GXO

Vulcan
Materials Company

Walmart
Supercenter



Southern Regional
Medical Center

331 Beds





Google Earth

MARKET HIGHLIGHTS

- Airport-Driven Retail Location just **3.8 Miles from Hartsfield-Jackson Atlanta International Airport**, one of the **World's Busiest Airports** with over 63,000 On-Site Jobs and approximately **286,000 Daily Passengers**
- **Established Neighborhood Retail Node** Anchored by Wayfield Foods Grocery
- **Strong Traffic Exposure** along W Fayetteville Road with **24,000+ Vehicles per Day**
- **Strong Daytime Traffic Generators** including North Clayton High School (1,174 Students) Just 0.5 Miles Away, with North Clayton Middle School (760 Students) and Northcutt Elementary School (626 Students) located across the Street



244 Units
New Multifamily
Development

Somersby Apartments
(98% occupied) directly
contributing immediate
residential density



549
Homes
Directly Adjacent

Built-in customer
base within the Rivers
Station master-planned
community



2,500+
Students Within
0.5 Miles

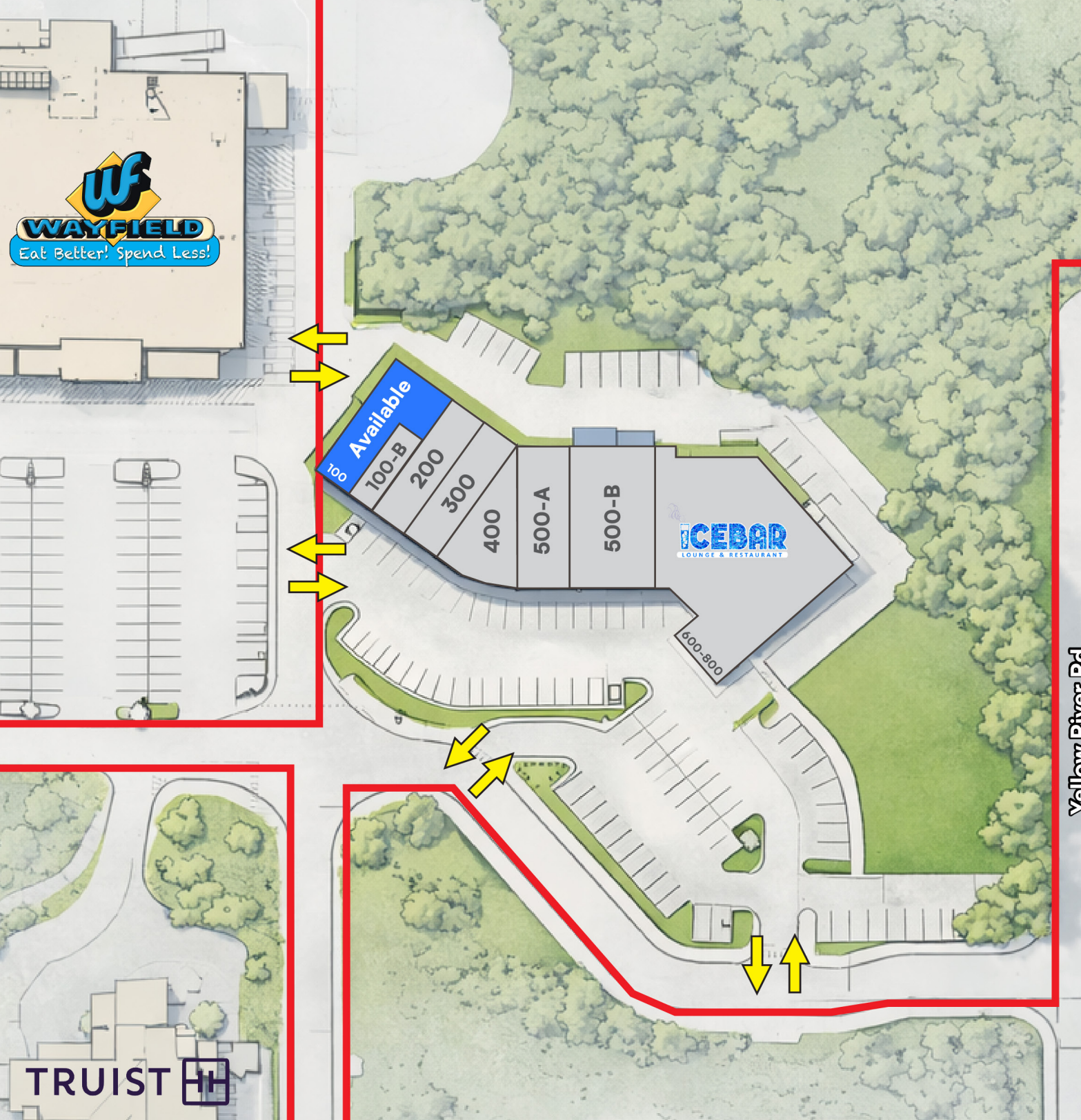
North Clayton High
(1,174 students) plus
adjacent middle (760) and
elementary (626) schools



480+
Hotel Keys
Within 1.5 Miles

Four nearby hotels serving
Hartsfield-Jackson Airport
and area visitors



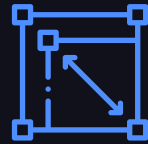


Yellow River Rd

Grand River Rd

TENANT ROSTER

SUITE	TENANT	SF
100	Available	1,600 SF
100-B	Beauty Trap	1,000 SF
200	China One	1,400 SF
300	Da Barbas Lab	1,430 SF
400	River Station Laundry	1,880 SF
500-A	Rare Beauty Supply Store	1,350 SF
500-B	J.R. Crickets	2,650 SF
600-800	IceBar Lounge	8,125 SF
TOTAL	8	19,435 SF



±1,600 SF
Available

PROPERTY HIGHLIGHTS

5.15 parking spaces per 1,000 SF

Part of Synergetic Tenant Lineup:



TRUIST 





SHOPPPES AT RIVER STATION

5456 River Station Blvd | Atlanta, GA 30349

Exclusively Leased By

Parker Hammond

Associate

(404) 905-6526

parker.hammond@matthews.com

License No. 449029 (GA)

Lily H. Heimburger

Senior Vice President

(404) 905-5629

lily.heimburger@matthews.com

License No. 260232 (GA)

Adrienne Crawford

Senior Vice President

(404) 905-5719

adrienne.crawford@matthews.com

License No. 303241 (GA)

MATTHEWS™

This Leasing Package contains select information pertaining to the business and affairs located at 5456 River Station Blvd | Atlanta, GA 30349 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner, Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.