

FOR SALE

PRIME RETAIL INVESTMENT OPPORTUNITY



EXPOSURE
REALTY

487 HIGHWAY 138 SW

RIVERDALE, GA 30274

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Riverdale, GA 30274



EXCELLENT OWNER-USER OR
INVESTMENT OPPORTUNITY

STRATEGICALLY LOCATED ON HIGHWAY 138
IN THE HEART OF RIVERDALE

PROPERTY SOLD
"AS IS"



PROPERTY HIGHLIGHTS

- Prime visibility on Highway 138 with high traffic counts
- Strong retail corridor surrounded by national retailers and businesses
- Well-maintained building ideal for retail, service, or office
- Excellent investment opportunity with multiple tenant potential
- Ample parking for customers and tenants

PROPERTY SUMMARY

Property Address:	487 Highway 138 SW Riverdale, GA 30274
Parcel (APN):	13-0203A-00B-038
County:	Clayton County
Building Size:	± 8,424 SF
Lot Size:	± 1.38 Acres
Year Built:	2005
Zoning:	C (Commercial)
Land Use:	Strip Commercial Center
Parking:	Ample Surface Parking
Utilities:	All Available
Traffic Count:	± 36,000 VPD on Highway 138 SW

LOCATION ADVANTAGES

- ✓ Highway 138 frontage with excellent exposure
- ✓ Minutes to I-85 and Hartsfield-Jackson Atlanta International Airport
- ✓ Close proximity to shops, restaurants, banks, and other amenities
- ✓ Located in a strong and growing market

OFFERING PRICE

\$970,000
(\$115.10 PSF)

TRISHINDA SINGLETON

REALTOR®

404.394.0032

trishinda.singleton2@gmail.com



EXPOSURE
REALTY

1720 Mars Hill Road, Suite 120-158
Acworth, GA 30101

www.exposurerealty.com

BROKER

DAISY BARNUM

770-313-7376

daisy.barnum@exposurerealty.com



DATA DISCLAIMER:

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