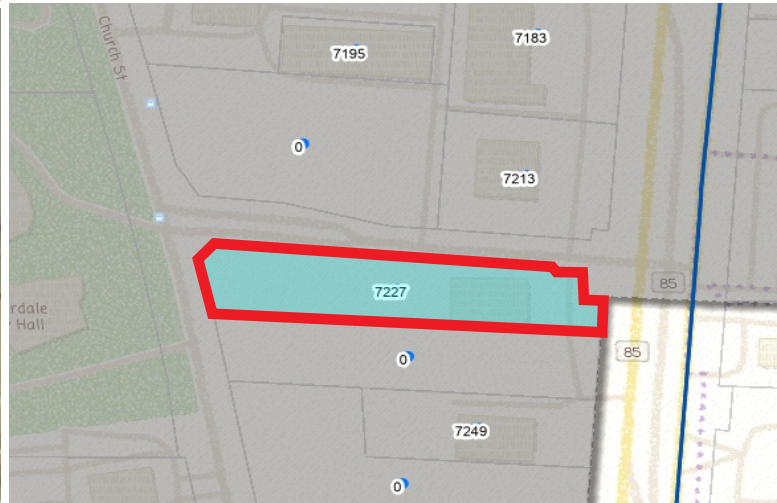
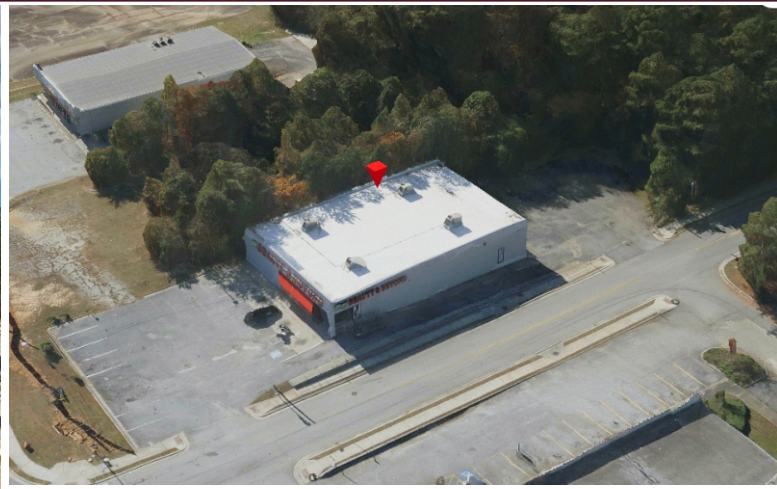


Approximately 6,400 SF Freestanding Retail

7227 Highway 85, Riverdale, Georgia 30274

Sale includes business & inventory.



INVESTMENT HIGHLIGHTS

- Approximately 6,400 SF retail property situated on 1.23 acres of C-1 zoned land.
- Prime commercial location with 45,500+ daily traffic count and exceptional visibility
- Currently occupied by the seller, operating a long-established and stable beauty supply business.
- Prime opportunity for freestanding retail, restaurant, banking, or automotive service users
- Sale includes the real estate, business, and inventory
- 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
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