

1.05 ACRE SITE ZONED GB IN RIVERDALE

453 GA 138
RIVERDALE, GA 30274

FOR SALE



PROPERTY HIGHLIGHTS

- 1.05 acre site
- Offered for sale at \$399,000
- Former carwash facility, destroyed by fire
- Vacuum stations and canopies remain
- Zoned GB – General Business
- Ideally located for any retail user, with traffic counts of over 30,000 VPD
- Deceleration lane and shared driveway in place

LOCATION OVERVIEW

Riverdale is located in the "Southern Crescent" of Clayton County, approximately 10 miles south of Atlanta. The city is only 5 miles south of Atlanta's Hartsfield-Jackson International Airport, one the nation's busiest airports. Riverdale has a population of over 14,000 and is the second largest city (population) in the Clayton County.



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 3,310 | 28,469 | 60,657 |
| Total Population: | 9,006 | 80,480 | 171,565 |
| Average HH Income: | \$52,540 | \$52,161 | \$54,340 |



NEARBY RETAILERS



1.05 ACRE SITE ZONED GB IN RIVERDALE | Georgia | 2 of 3

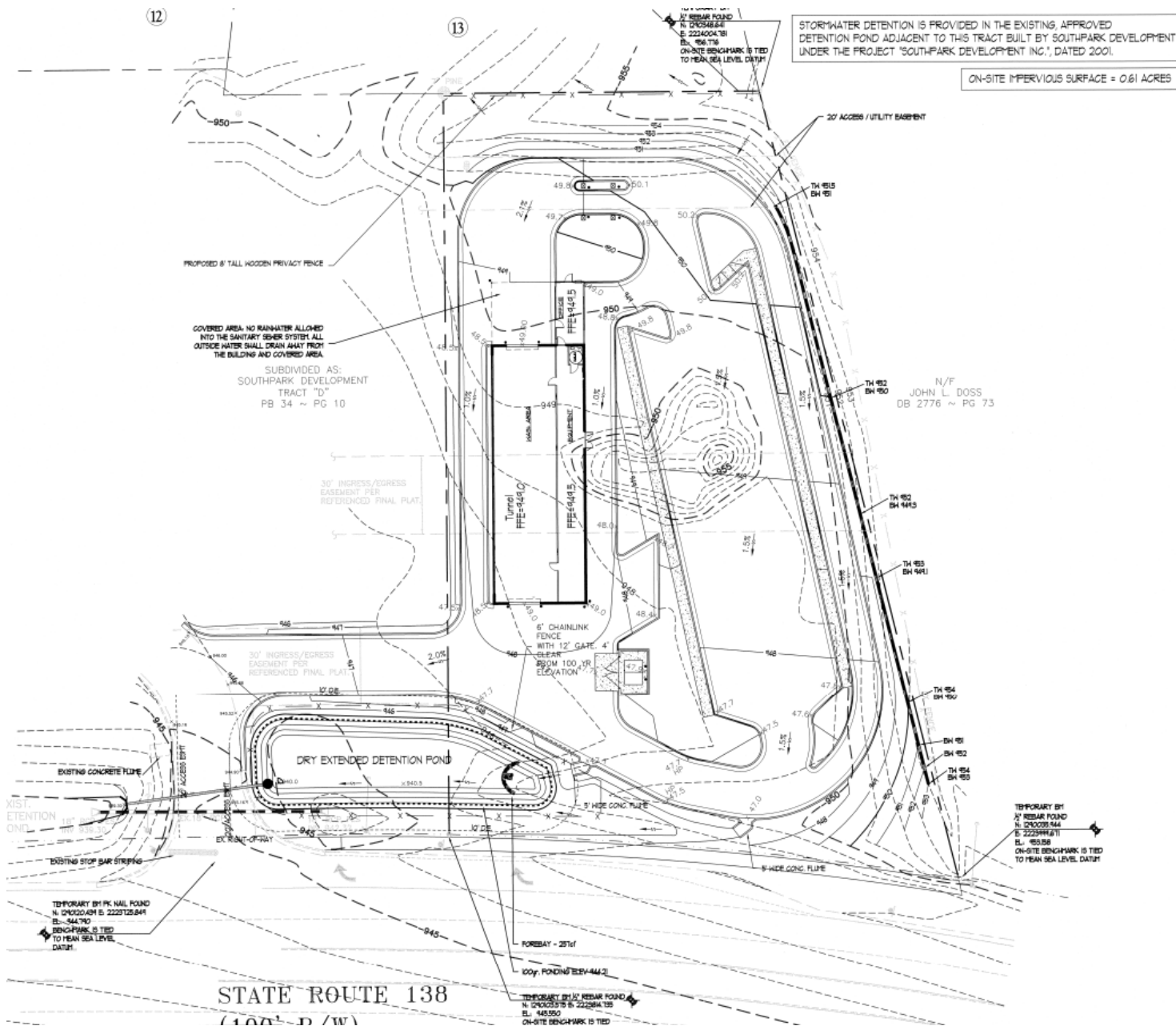
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SITE PLAN



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