

# River Station

## College Park, Georgia

5432 Fayetteville Road, College Park, GA 30349

- 1,000 - 1,400 sf of space available
- Neighborhood center anchored by Wayfield Foods grocery located in College Park
- National and local tenant mix drives consistent traffic to the center
- High visibility with excellent ingress and egress on both W Fayetteville Road and Norman Drive
- Close proximity to Atlanta Hartsfield Jackson International Airport



### KEY TENANTS

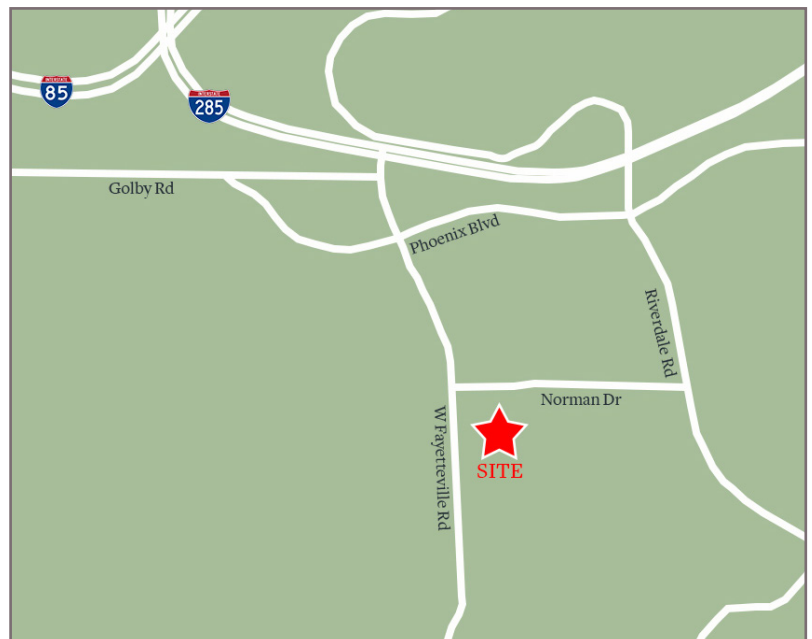
Wayfield Foods and Metro PCS.

### TRAFFIC COUNTS

W Fayetteville Road	20,000	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	11,372	59,737	167,829
Households	4,382	23,172	63,164
Avg HH Income	\$48,035	\$50,385	\$53,200
Daytime Pop	3,185	30,298	87,357



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Tenant	Sf	Ste			
Barbershop Lounge	1,050	100	<b>Available</b>	<b>1,200</b>	<b>100</b>
<b>Available</b>	<b>1,000</b>	<b>102</b>	J Buffalo Wings	1,200	102
Something Extra	1,180	104	Marium Hair	1,200	104
Georgia School Uniform	2,355	106/108	Nail Boutique	1,400	106
The Boutique	1,180	110	<b>Available</b>	<b>1,400</b>	<b>108</b>
MetroPCS	1,240	112	Wayfield Foods	34,928	110

