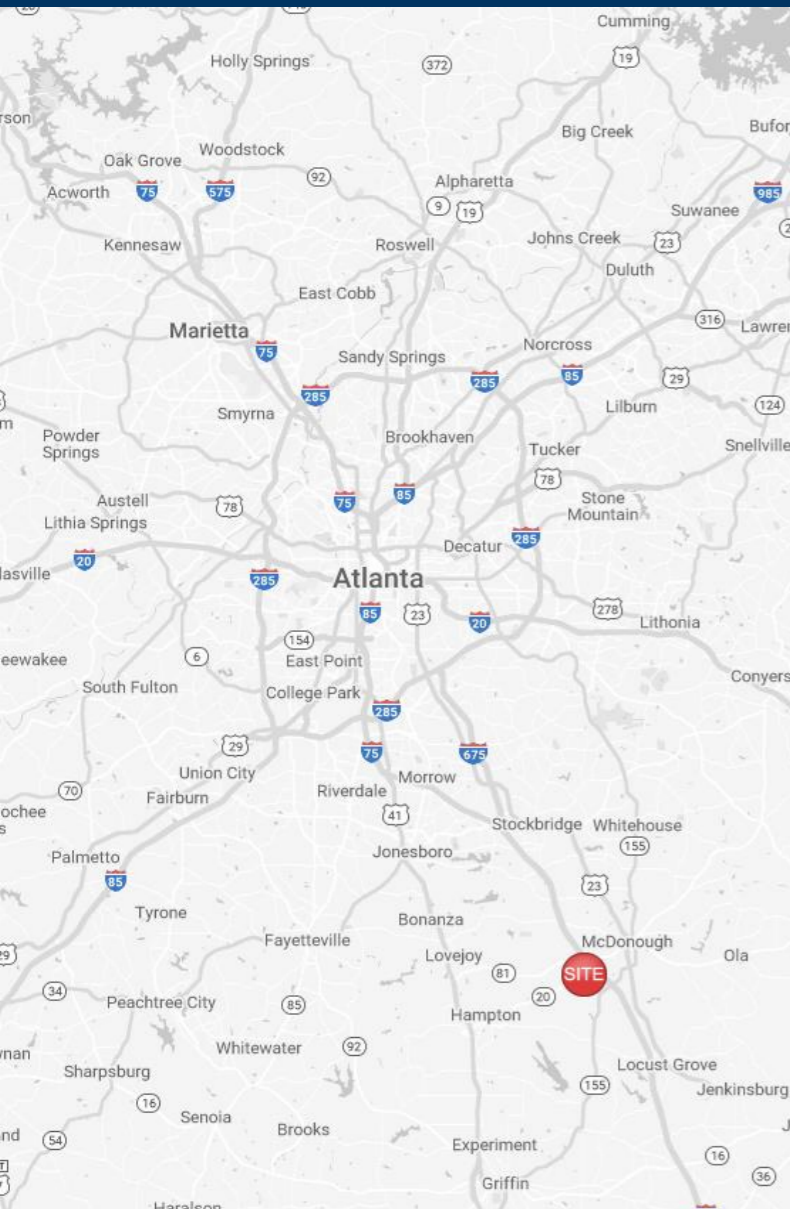


Shoppes of Avalon

1563 Highway 20 W
McDonough, Georgia 30253

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

Erika Radilla
678-501-5355
erika@riverwoodproperties.com

Property Highlights

- Located across the street from the South Point Retail Development.
- Excellent visibility on GA Hwy 20 & is less than half a mile from I-75
- Traffic count 30,921 VPD
- Access to proposed traffic signal at Industrial Parkway.
- Retail Space Available | 1,575 SF
- Zoned C3

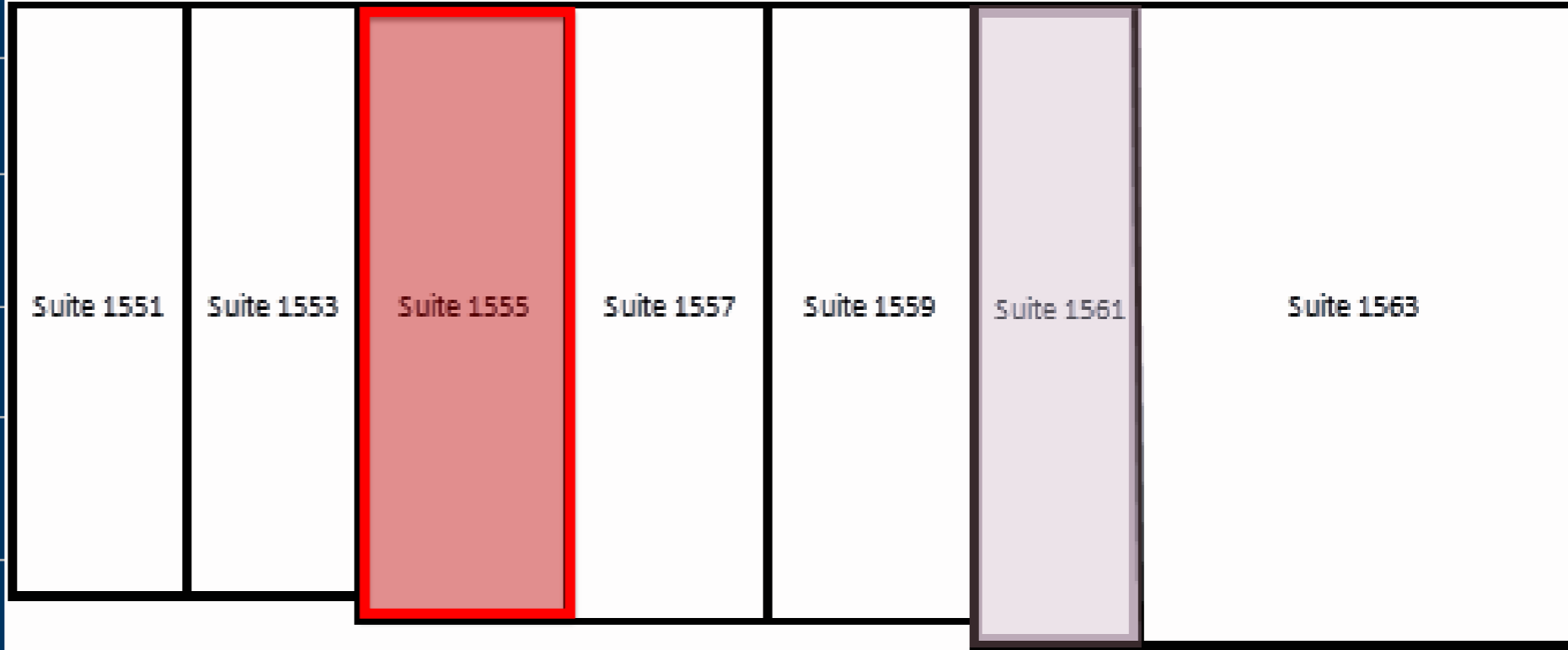
riverwoodproperties.com

Site Access: Property is accessible via two side entrances along Industrial Parkway.

Shoppes of Avalon

TENANTS

1551-1553	Princess Nails & Spa	2,600
1555	Retail Space Available	1,575
1557	Tropical Smoothie	1,575
1559	Beauty Wax Center	1,575
1561	S&S Specialty Sweets	1,200
1563	North American Dental	3,700
	GLA	12,225
	AVAILABLE	1,575 SF



AREA DEMOGRAPHICS



2023
Population

1 MILE	4,720
3 MILE	39,273
5 MILE	80,580



2023 Daytime
Population

1 MILE	3,934
3 MILE	19,129
5 MILE	36,227



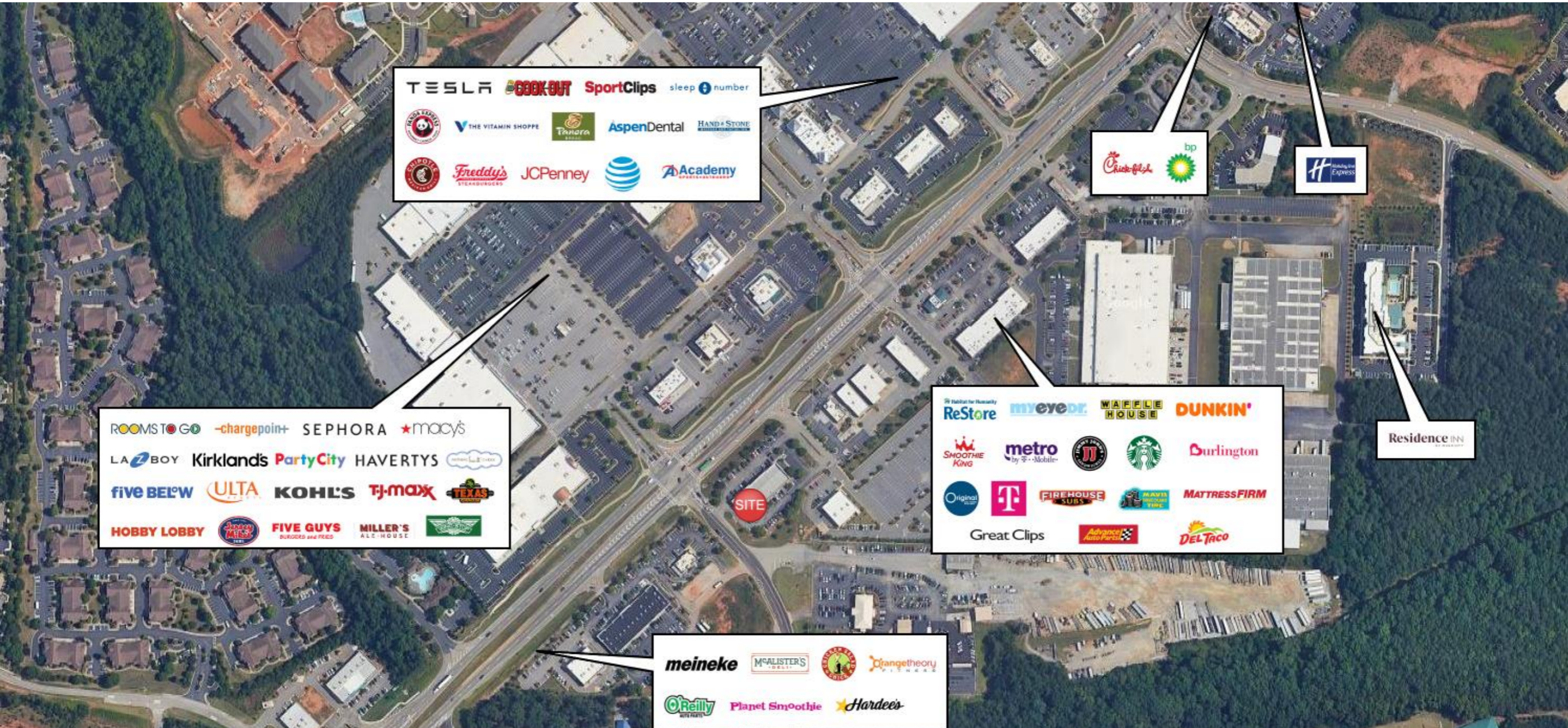
Household 2023

1 MILE	3,160
3 MILE	15,901
5 MILE	33,396



Household
Income

1 MILE	\$87,140
3 MILE	\$79,421
5 MILE	\$93,720



SHOPPES OF AVALON

Trade Area Overview

