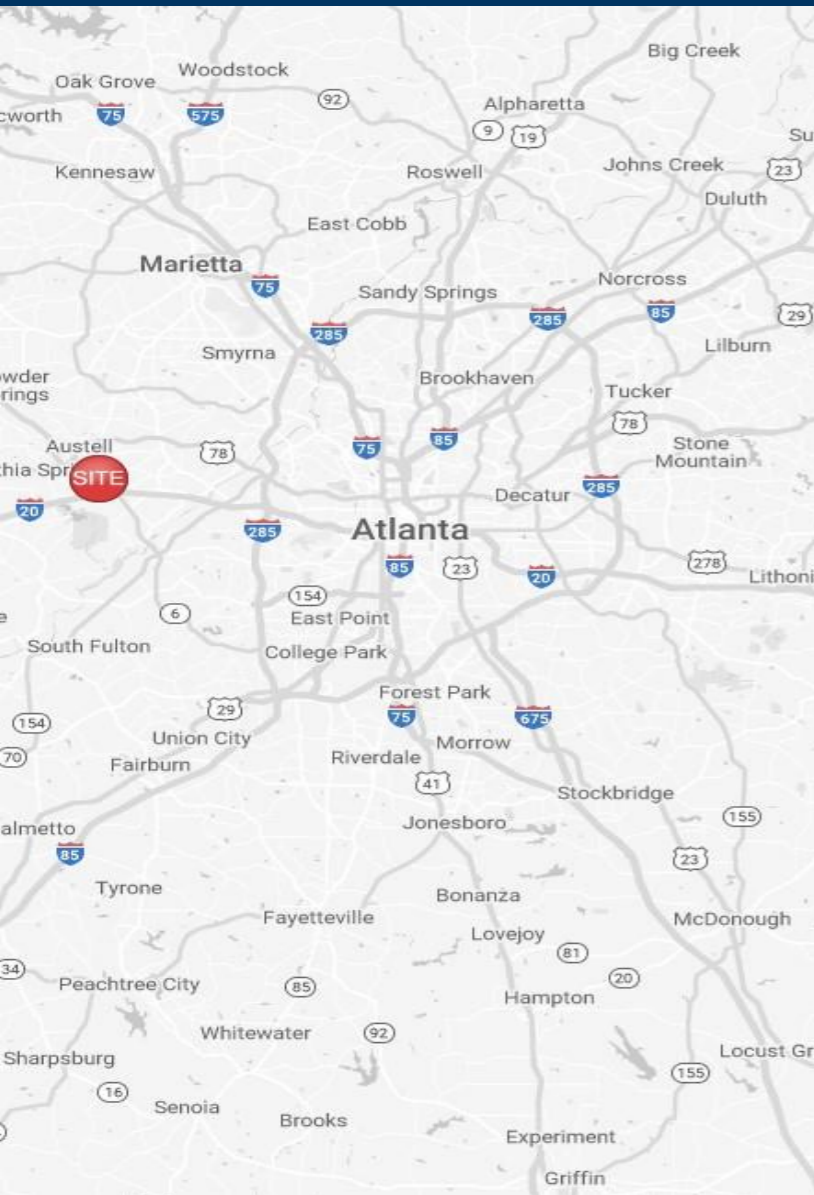


Thornton Promenade

639 Thornton Rd.
Lithia Springs, GA 30122



RIVERWOOD
PROPERTIES, LLC

Property Highlights

Leasing Contacts

Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

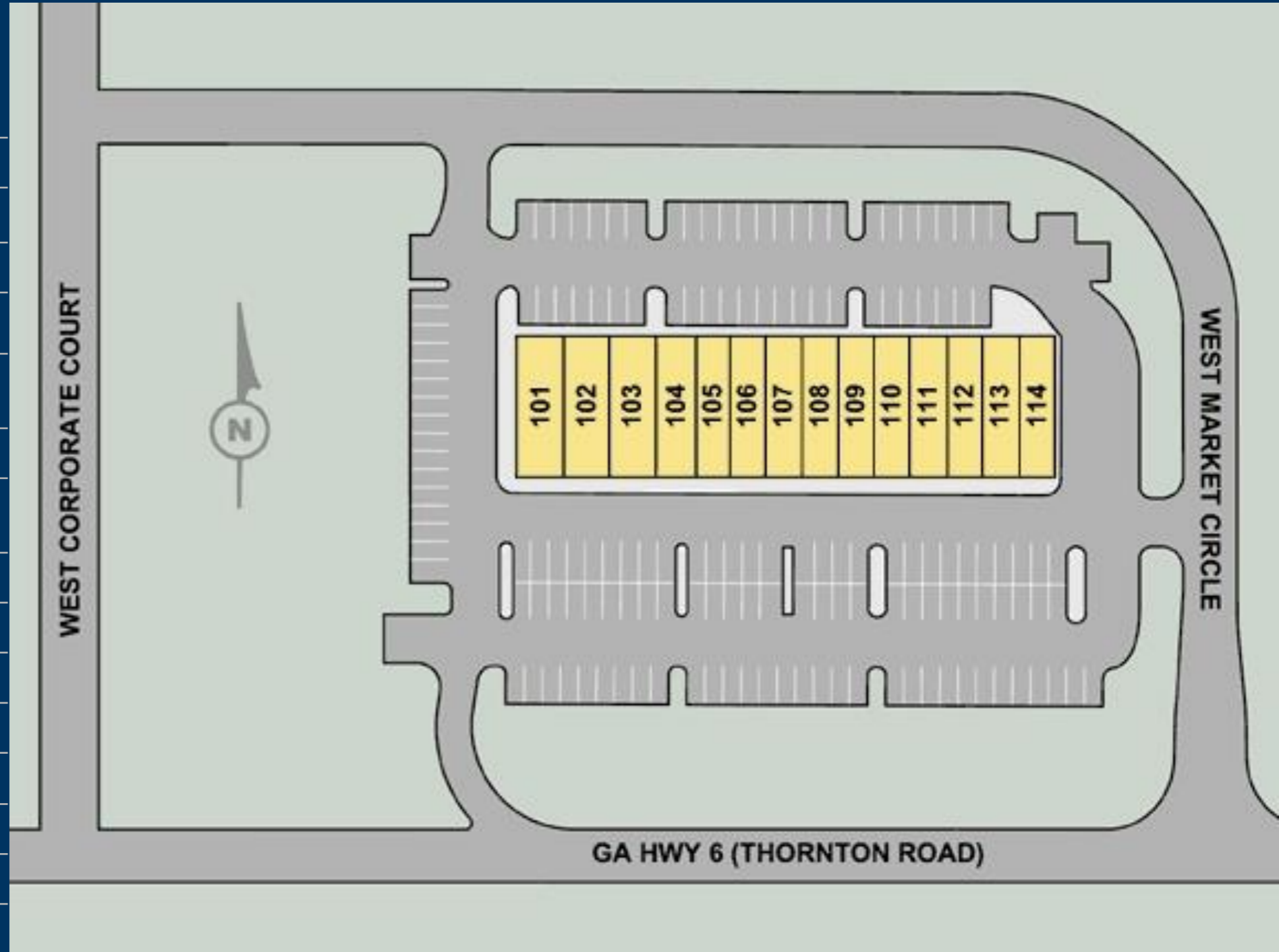
- The center is positioned with excellent visibility and two curb cuts along the going-to-work side of Thornton Road at its signalized intersection with West Corporate Court two miles north of I-20.
- Thornton Road is a major exit off of I-20, Atlanta's only east-west interstate highway.
- 76,150 VPD
- 19,080 Total Square Feet
- Retail Space Available | Fully Leased
- Zoned CG-General Commercial

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Site Access: The property is accessible from two curb cuts on Thornton Rd.

Thornton Promenade

101	Smoothie King	2,100
102-103	Xhale City	2,770
104	Domino's Pizza	1,400
105	Nail Salon	1,330
106	Contreju Jamaican Restaurant	1,260
107	First Acceptance	1,260
108	Einstein Bros. Bagels	1,260
109	Avis Rent A Car	1,260
110	House of Beards	1,190
111	King Foot Massage	1,330
112	Title Tree Title Pawn	1,260
113	J. Buffalo's House	1,260
114	Jersey Mike's	1,400
GLA:		19,080
Availability:		100% Leased



THORNTON PROMENADE

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	6,729
3 MILE	43,855
5 MILE	109,047



2023 Daytime
Population

1 MILE	7,225
3 MILE	17,914
5 MILE	51,118



Household 2023

1 MILE	3,032
3 MILE	17,160
5 MILE	40,897



Household
Income

1 MILE	\$70,024
3 MILE	\$89,310
5 MILE	\$94,088



Callout box 1 (top right) containing logos for: SMOOTHIE KING, HYUNDAI, CRISPO'S, HARLEY-DAVIDSON, ZAXBY'S, HARBOR FREIGHT, RaceTrac, EXPRESS CLEANING, CALIBER COLLISION, metro by T-Mobile, AT&T, InTown SUITES, DUNKIN', Popeyes, Walgreens, cricket, FIREHOUSE SUBS, Kentucky Fried Chicken, TIRE PLUS, Applebees, WAFFLE HOUSE, QT, SONIC, and Kroger.

Callout box 2 (bottom center) containing logos for: NISSAN, Ford, VW, CHEVROLET, -chargepoint+, TESLA, HONDA, Bojangles, Shell, Checkers, SUBWAY, CUBESMART, Valero, TAKE 5, Hardee's, bp, Chick-fil'de, Quality, Waffle House, gerber, DOLLAR GENERAL, IHOP, THE HOME DEPOT, McDonald's, BURGER KING, Public Storage, and TACO BELL.

THORNTON PROMENADE

Trade Area Overview