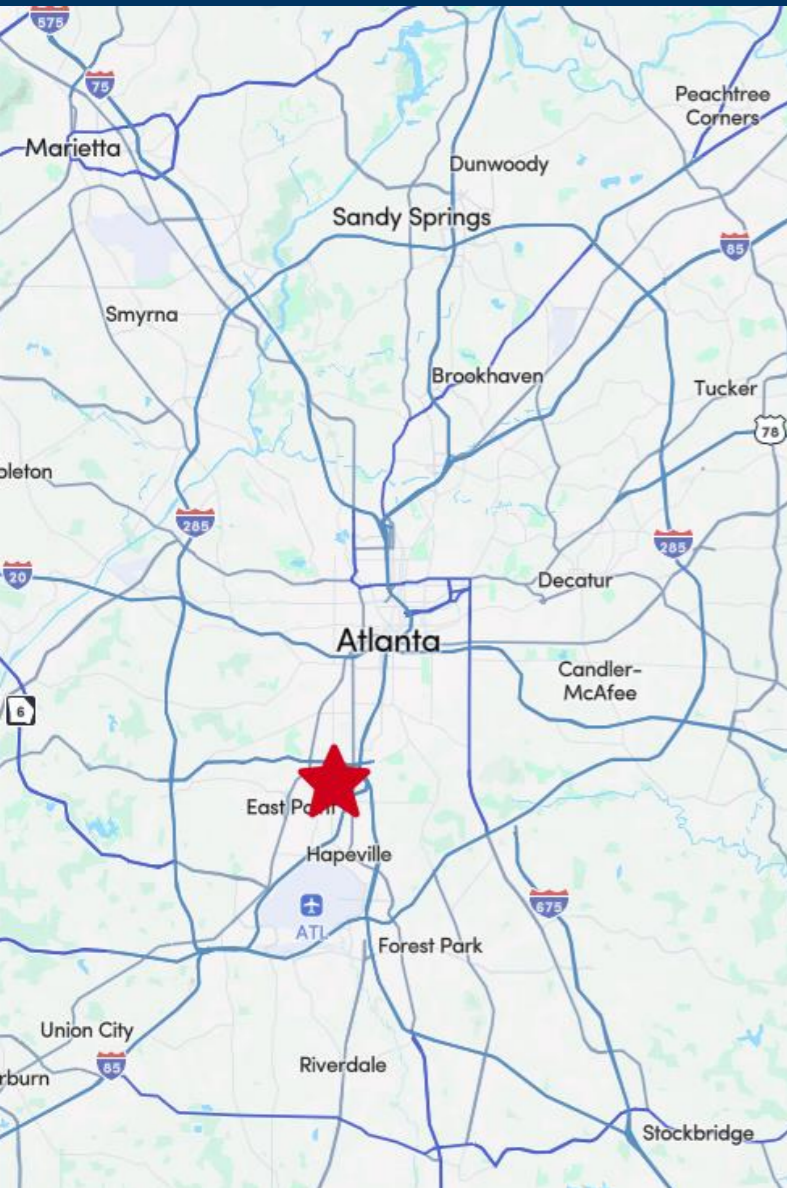


Citi Center

2685 Metropolitan Parkway SE, Atlanta, GA 30310



Property Highlights

Leasing Contacts

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

riverwoodproperties.com

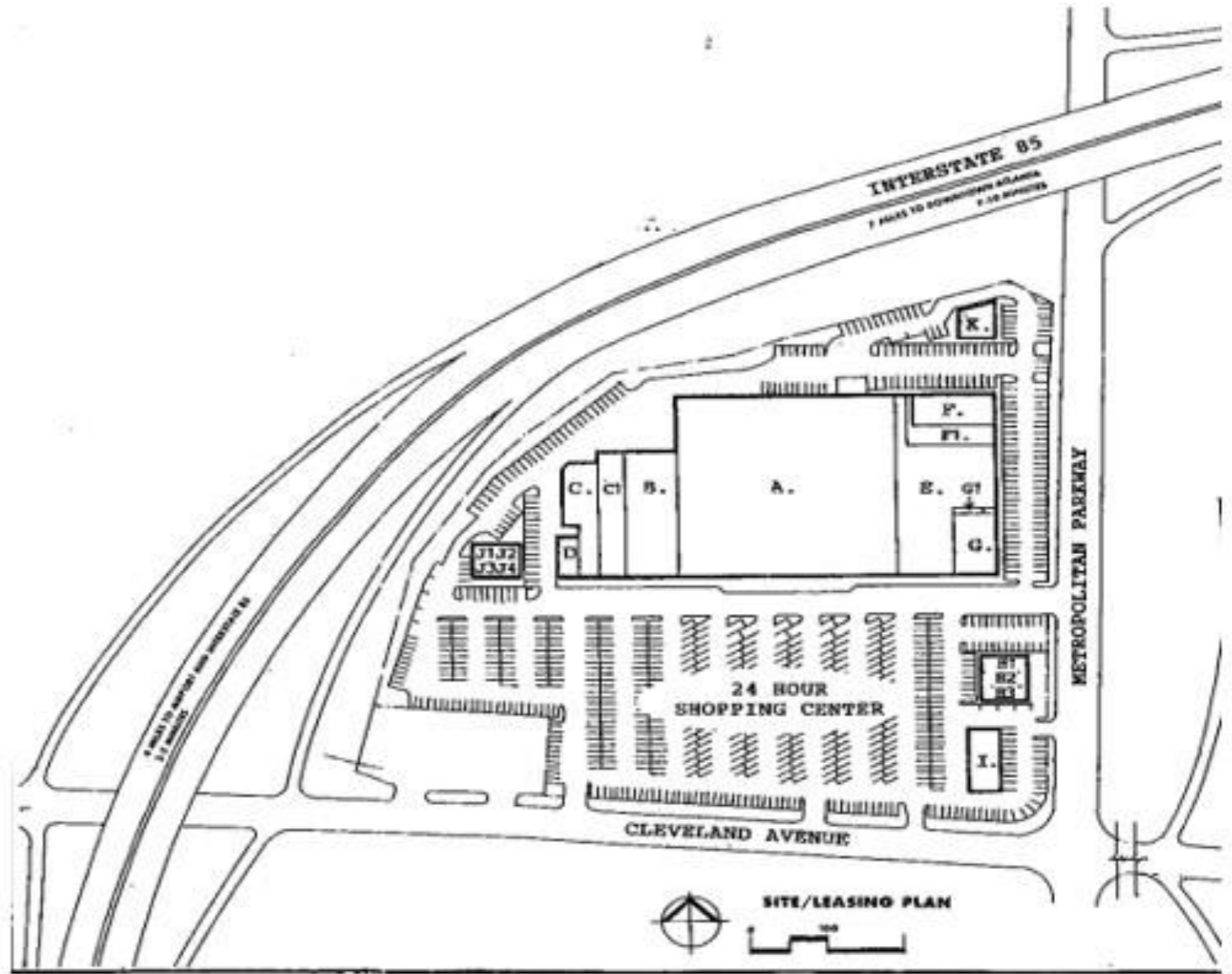
- Citi Center is an anchored SF center located in the City of Atlanta
- The site has multiple points of ingress/egress Cleveland Avenue and Metropolitan Parkway
- Top performing Kroger open 24 hours a day
- Over 30,000 weekly shopping center patrons
- Over 262,000 consumers within a 5-mile radius
- Signage available overlooking I-85
- Nearest retail competition is over 5 miles away (Southlake Mall & Greenbriar Mall)
- GA DOT Traffic Counts: I-85 - 145,000 AADT; Cleveland Ave -19,100 AADT

Citi Center

TENANTS

A	Kroger	86,500
B	Citi Gear	12,000
C1	Retail Space for Lease	7,844
C/D	Rainbow	8,240
E	Aaron's	22,700
F	Davita	5,544
F1/F2	Metro PCS	4,100
G/G1	IORA Humana	6,751
H1	Papa Johns	1,600
H2	At Lease	2,325
H3	American Deli	996
I	Burger King	-
J1/J2	Hair Salon	500
J3	Apollo Dental	1,600
J4	Nail Luv	665
K	Out Lot	-
GLA:		161,365

Availability: 7,844 SF



CITI CENTER

Site Plan

AREA DEMOGRAPHICS



2024
Population

1 MILE	9,468
3 MILE	65,483
5 MILE	195,149



2024 Daytime
Population

1 MILE	10,305
3 MILE	78,670
5 MILE	230,309



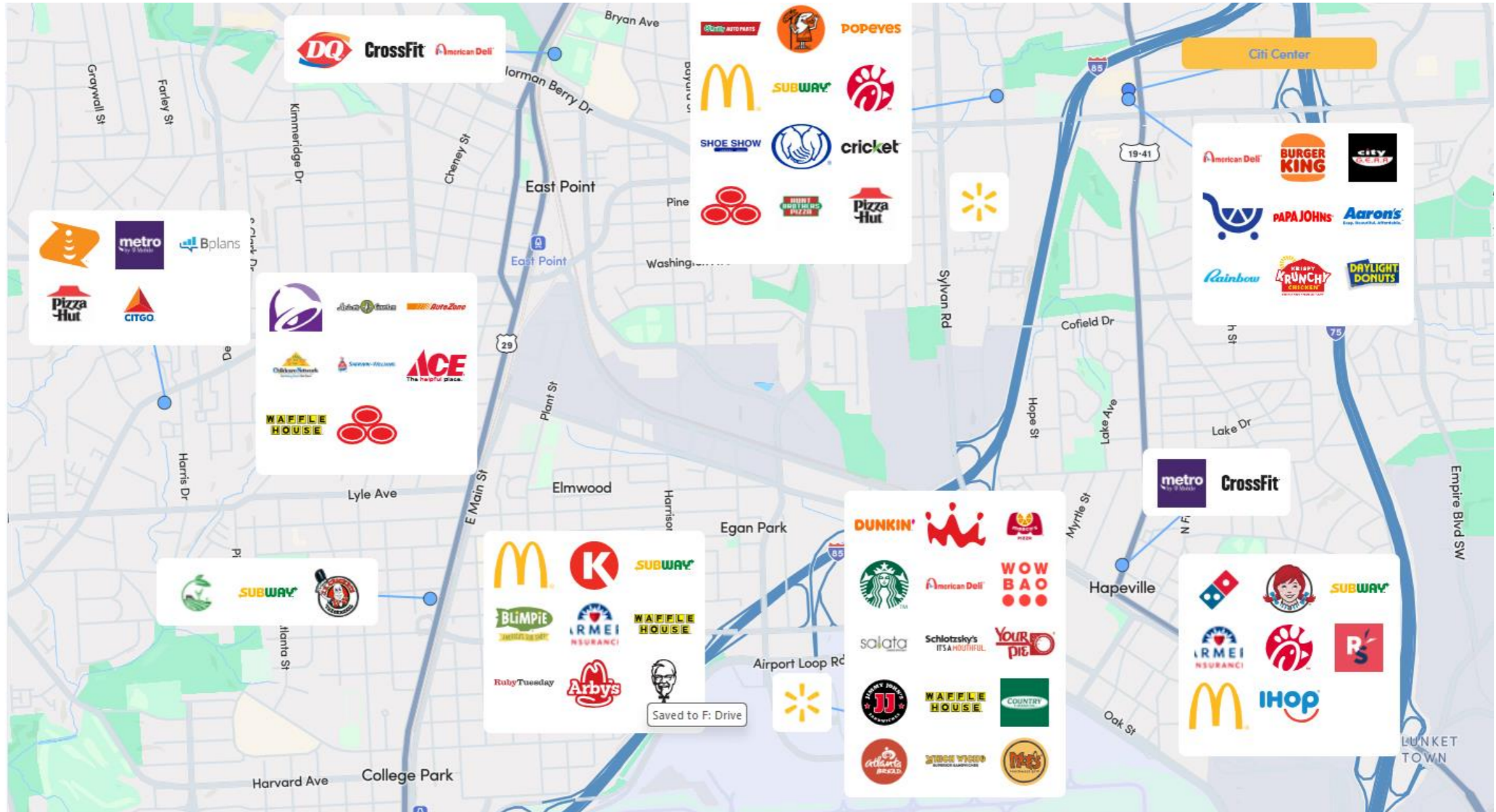
Household 2024

1 MILE	3,860
3 MILE	27,670
5 MILE	79,053



Household
Income

1 MILE	\$59,100
3 MILE	\$65,500
5 MILE	\$75,100



CITI CENTER

Trade Area Overview