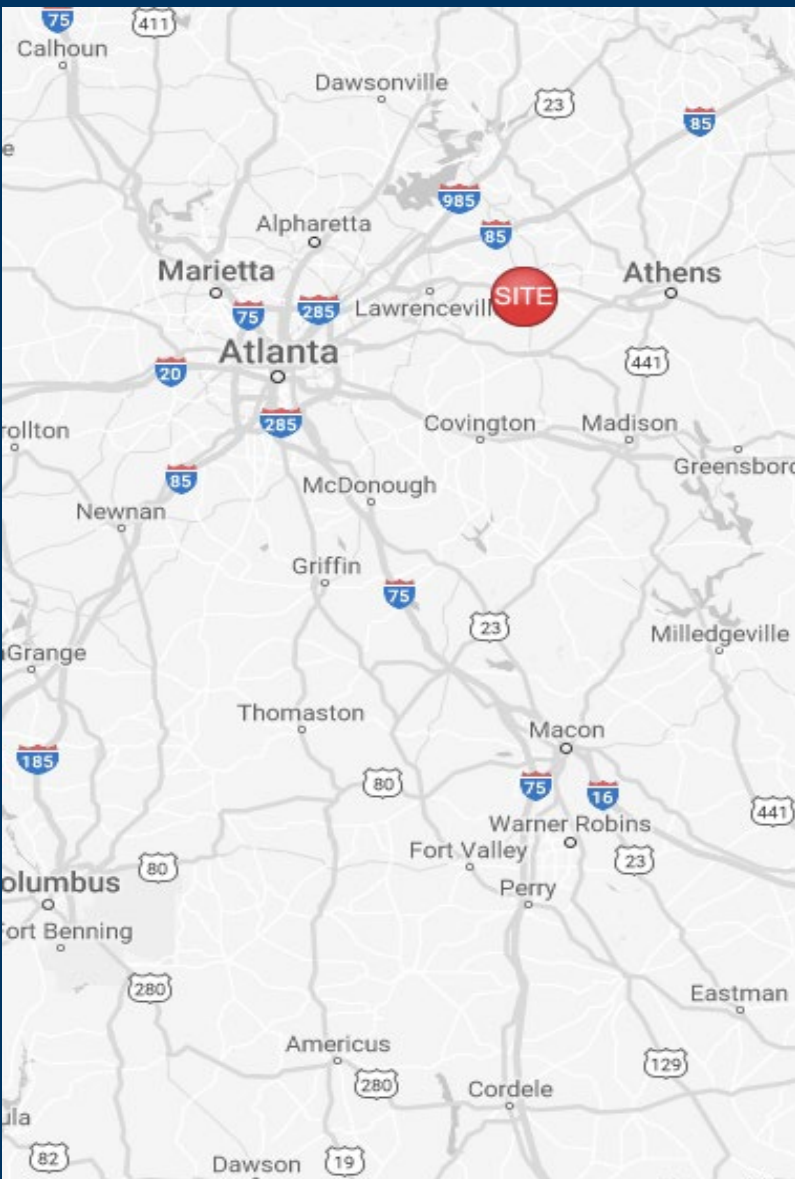


# Gateway Station

656 Exchange Circle  
Bethlehem, Georgia 30620

RIVERWOOD  
PROPERTIES, LLC



## Leasing Contacts

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## Property Highlights

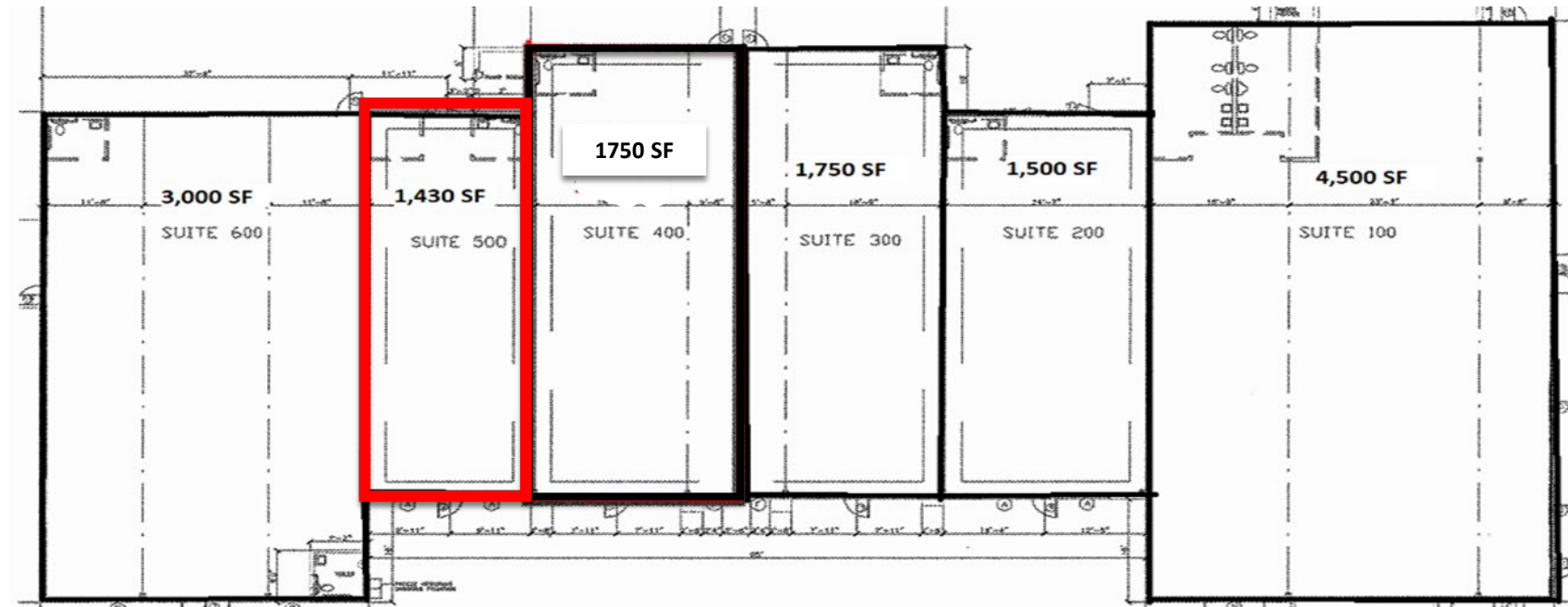
- Located on the Northeast corridor of US Hwy 29/GA, Hwy 316 and GA Hwy 81
- Approximately 40 miles east of downtown Atlanta and 20 miles west of Athens.
- Right across the street from PetSmart, Belk, as well as Target.
- Offers an extraordinary location for its retail, restaurant, and service tenants.
- Restaurant Space Available | 1,430 SF

**Site Access:** Property is accessible via two entrances on the east side of the property with direct access to Exchange Blvd. Traffic signals at Exchange Blvd., Hwy 81, and Hwy 316.

# Gateway Station

## TENANTS

100	Top Dawg Tavern	4,500
200	Premier Podiatry	1,500
300	Perfect 10 Nails & Spa	1,750
400	Great American Cookie	1,750
500	Restaurant space available	1,430
600	Las Margaritas Mexican	3,000
GLA		13,705
Available		1,430 SF



**GATEWAY STATION**  
Site Plan

**RIVERWOOD**  
PROPERTIES, LLC



# AREA DEMOGRAPHICS



2022  
Population

1 MILE	1,957
3 MILE	18,493
5 MILE	47,711



2022 Daytime  
Population

1 MILE	1,036
3 MILE	5,800
5 MILE	16,003



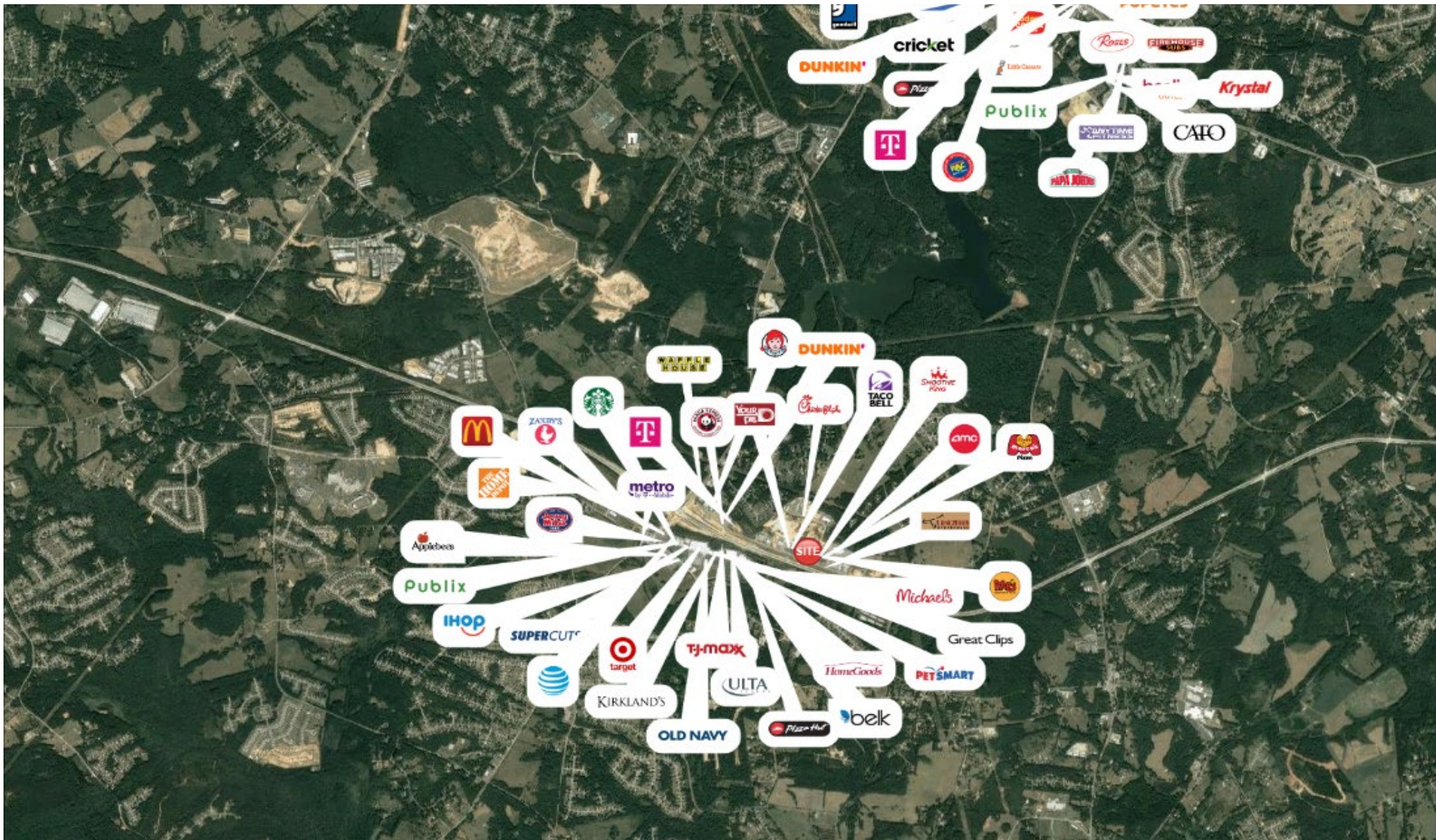
Household 2022

1 MILE	664
3 MILE	6,096
5 MILE	16,401



Household  
Income

1 MILE	\$43,453
3 MILE	\$65,754
5 MILE	\$67,605



## GATEWAY STATION

Trade Area Overview