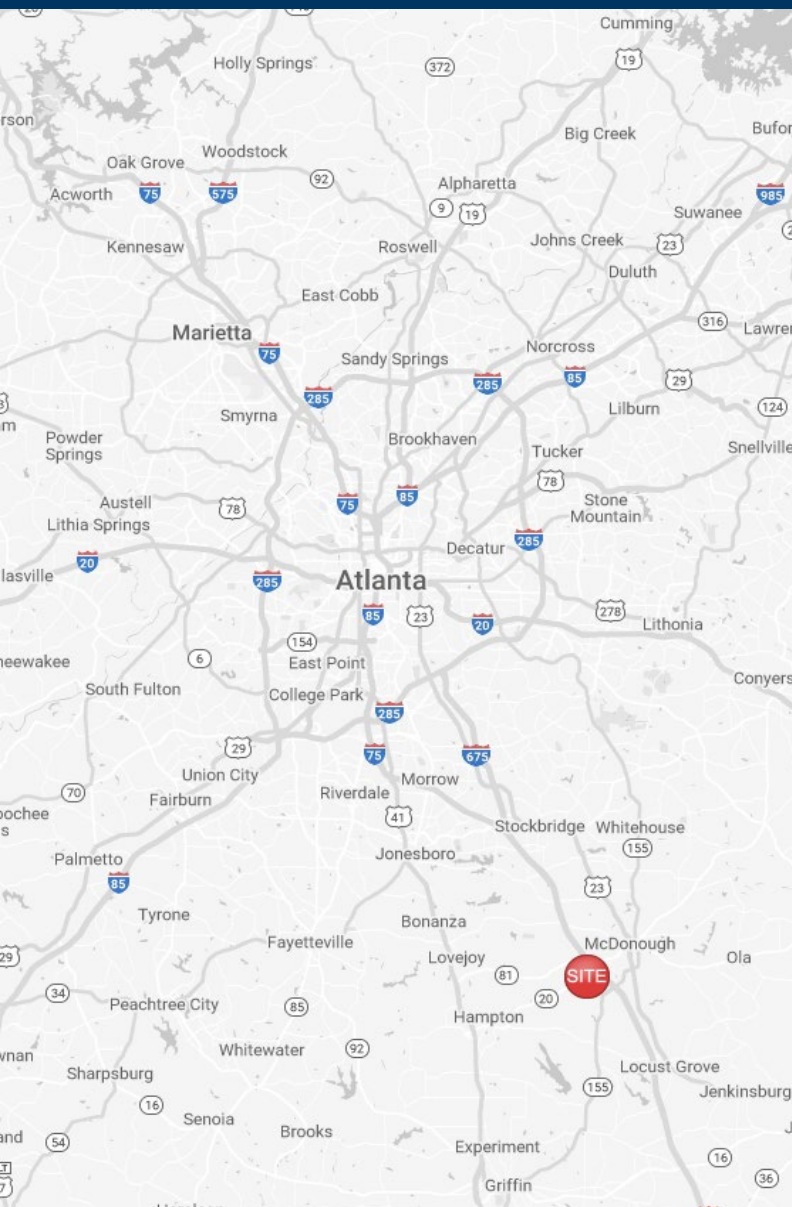


Shoppes of Avalon

1563 Highway 20 W
McDonough, Georgia 30253



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

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Property Highlights

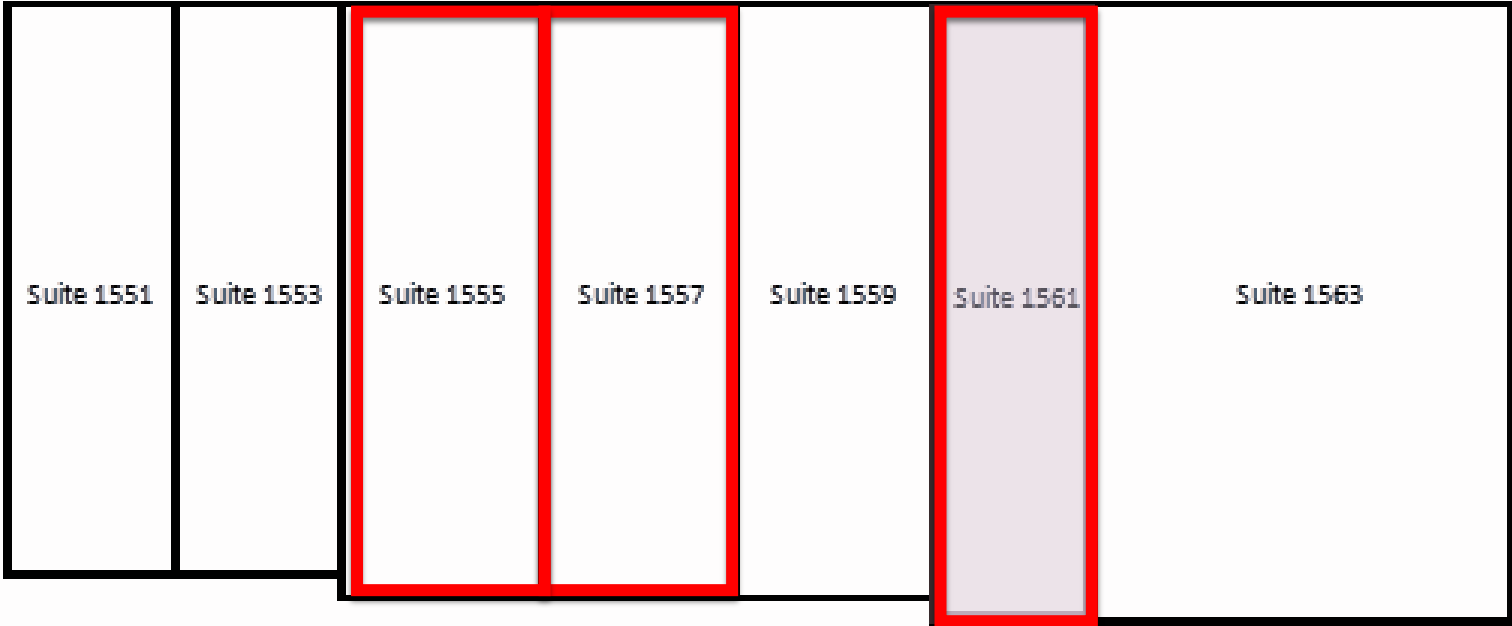
- Located across the street from the South Point Retail Development.
- Excellent visibility on GA Hwy 20 & is less than half a mile from I-75
- Traffic count 25,435 VPD
- Access to proposed traffic signal at Industrial Parkway.
- Zoned C3
- Retail Spaces Available | 1,200-3,150 SF

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	Retail Space Available	1,575
1559	Beauty Wax Center	1,575
1561	Retail Space Available	1,200
1563	North American Dental	3,700
GLA		12,225
AVAILABLE		1,200-3,150 SF



AREA DEMOGRAPHICS



2022
Population

1 MILE	4,418
3 MILE	36,714
5 MILE	76,407



2022 Daytime
Population

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



Household 2022

1 MILE	1,706
3 MILE	12,936
5 MILE	26,668



Household
Income

1 MILE	\$83,994
3 MILE	\$69,456
5 MILE	\$79,765



SHOPPES OF AVALON

Trade Area Overview