



ROCKBRIDGE SQUARE

7245 Rockbridge Rd SW, Lithonia GA 30058



DEMOGRAPHICS

1 MILE

 8,728
Estimated population

 999
Estimated daytime population

 \$126,160
Average household income

 3,063
Households

3 MILE

 46,158
Estimated population

 9,228
Estimated daytime population

 \$117,903
Average household income

 15,739
Households

5 MILE

 147,911
Estimated population

 29,053
Estimated daytime population

 \$105,650
Average household income

 50,596
Households

DRIVE TIME POPULATION

5
Min  15,128

10
Min  54,905

15
Min  189,055

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

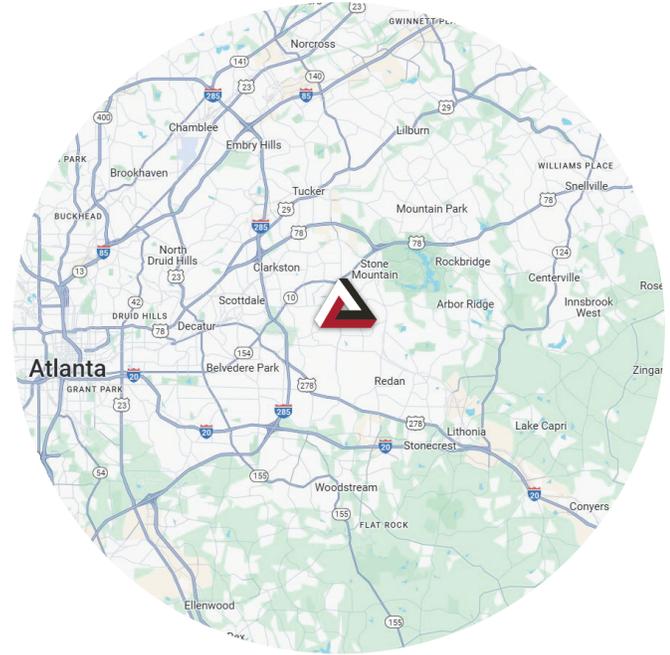
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
OP	Little Caesars	1,440 SF	700	Metro PCS	1,200 SF	1600	Quick Bites Restaura...	1,200 SF
100-200	Available	2,990 SF	800	Nail Salon	1,200 SF	1700	A&D Meat & Poultry	1,200 SF
300	Available	1,200 SF	900	Available	1,200 SF	1800	Summit Deli	1,200 SF
400	Bella's Smoke Shop	1,200 SF	1000	Beauty Supply	5,960 SF	1900	Tax Services	1,200 SF
500	Dominican Hair Salon	1,200 SF	1400	China King	1,200 SF	2000	New Orleans Seafoo...	1,600 SF
600	Barber Shop	1,200 SF	1500	Flourish Xperience S...	1,200 SF	2100	Dance Studio	1,600 SF



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HIGHLIGHTS

- 2,990 SF restaurant and 1,200 SF retail spaces are available for lease.
- Rockbridge Square is located at the heavily trafficked intersection of Rockbridge Rd and Deshong Rd, is just 7 miles from I-20, and is only 15 minutes from Stone Mountain Park in north Lithonia.
- Nearby retailers include Publix, AutoZone, McDonald's, Family Dollar, Zaxby's, and Papa John's.
- Household income averages over \$100,000 within a 3-mile radius of Rockbridge Square.
- Dekalb County has seen significant growth with nearly \$705 million in investments with 6,300 jobs created in 2023.



9,030 on Rockbridge Rd
18,900 on Deshong Rd



Full access from Rockbridge Rd
Full access from Deshong Rd



Pylon signage available.

