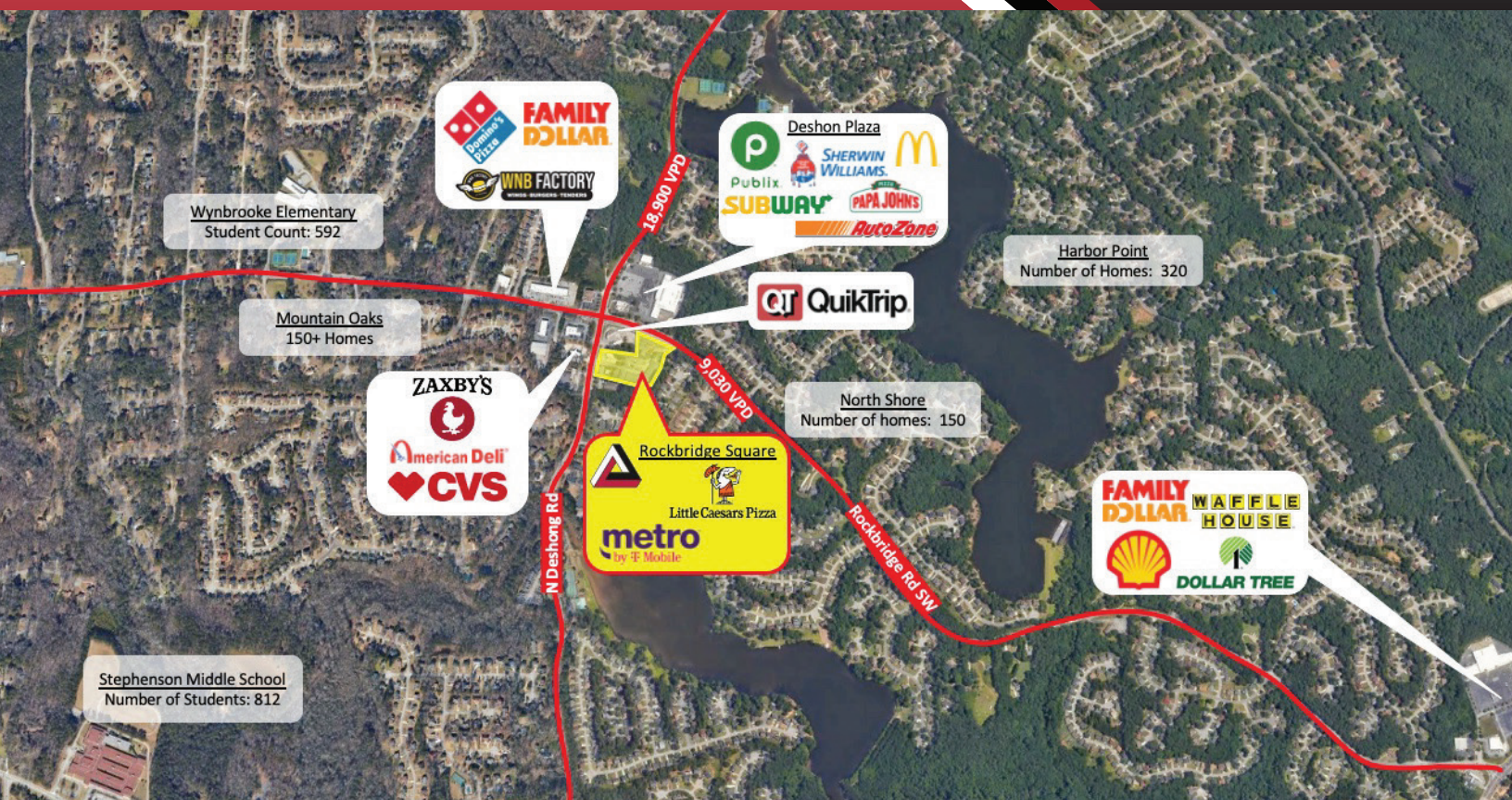




## ROCKBRIDGE SQUARE

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	Southern Fried Chicken Tenders	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

- 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.**

