



Old National Marketplace

Old National Marketplace presents multiple opportunities in 235,155 SF center anchored by Chipotle, Marshall's, Burlington, Five Below, LA Fitness. Retail and pad sites (1.01-1.59 AC) available as well as ground lease/build-to-suit options. Old National Highway (40,400 VPD) and I-85 corridor access (190,000 VPD) serving 128,827+ consumers in South Fulton growth market.

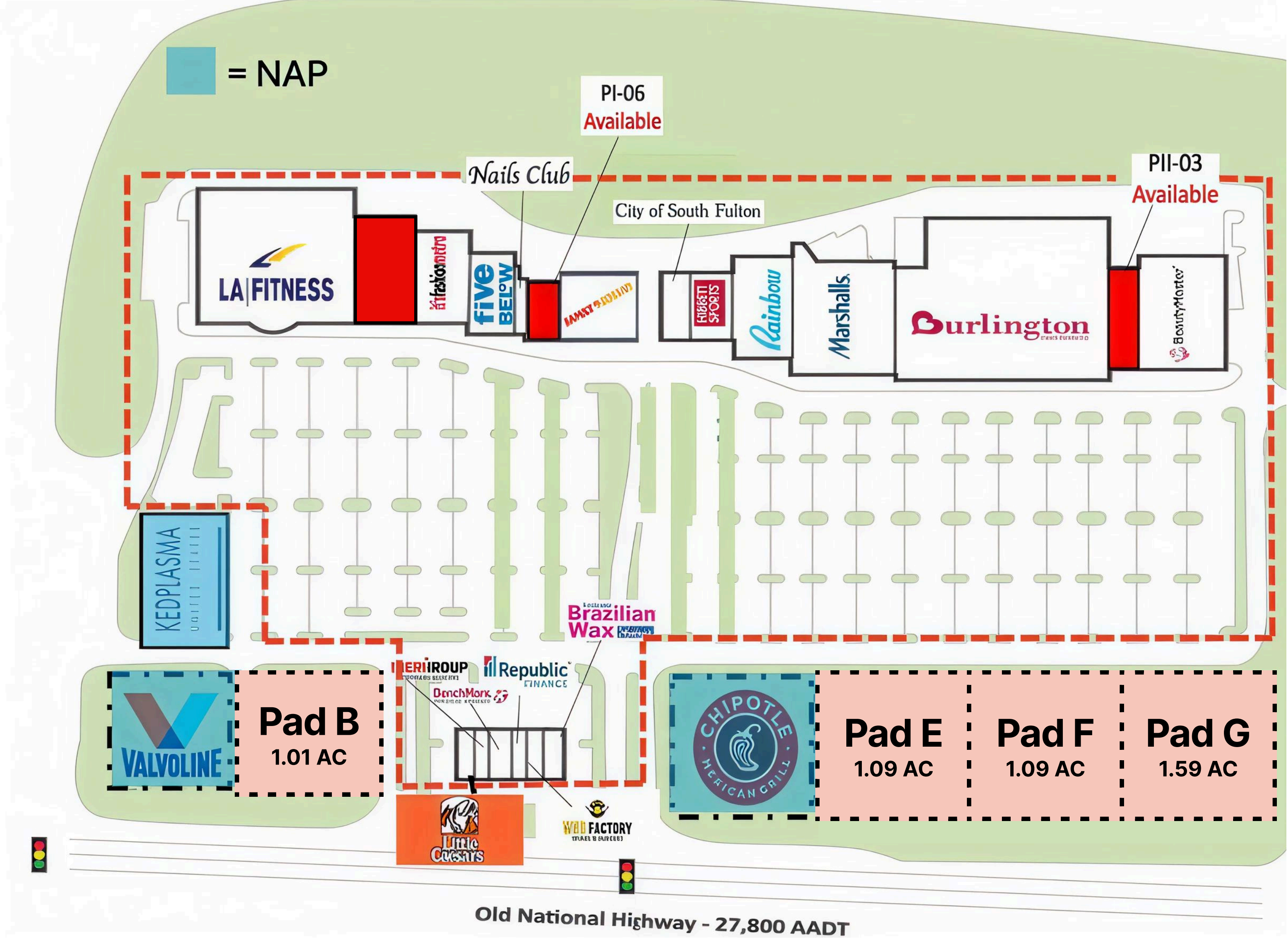
Area					
Demographics		1 MILE	3 MILE	5 MILE	
	2024				
	Population	9,714	71,277	161,035	
	Daytime				
	Population	6,448	54,914	128,827	
	2024				
	Households	3,500	26,755	61,847	
	Household				
	Income	\$80,500	\$73,900	\$71,100	



Old National Marketplace
6385 Old National Highway,
Atlanta, GA 30349

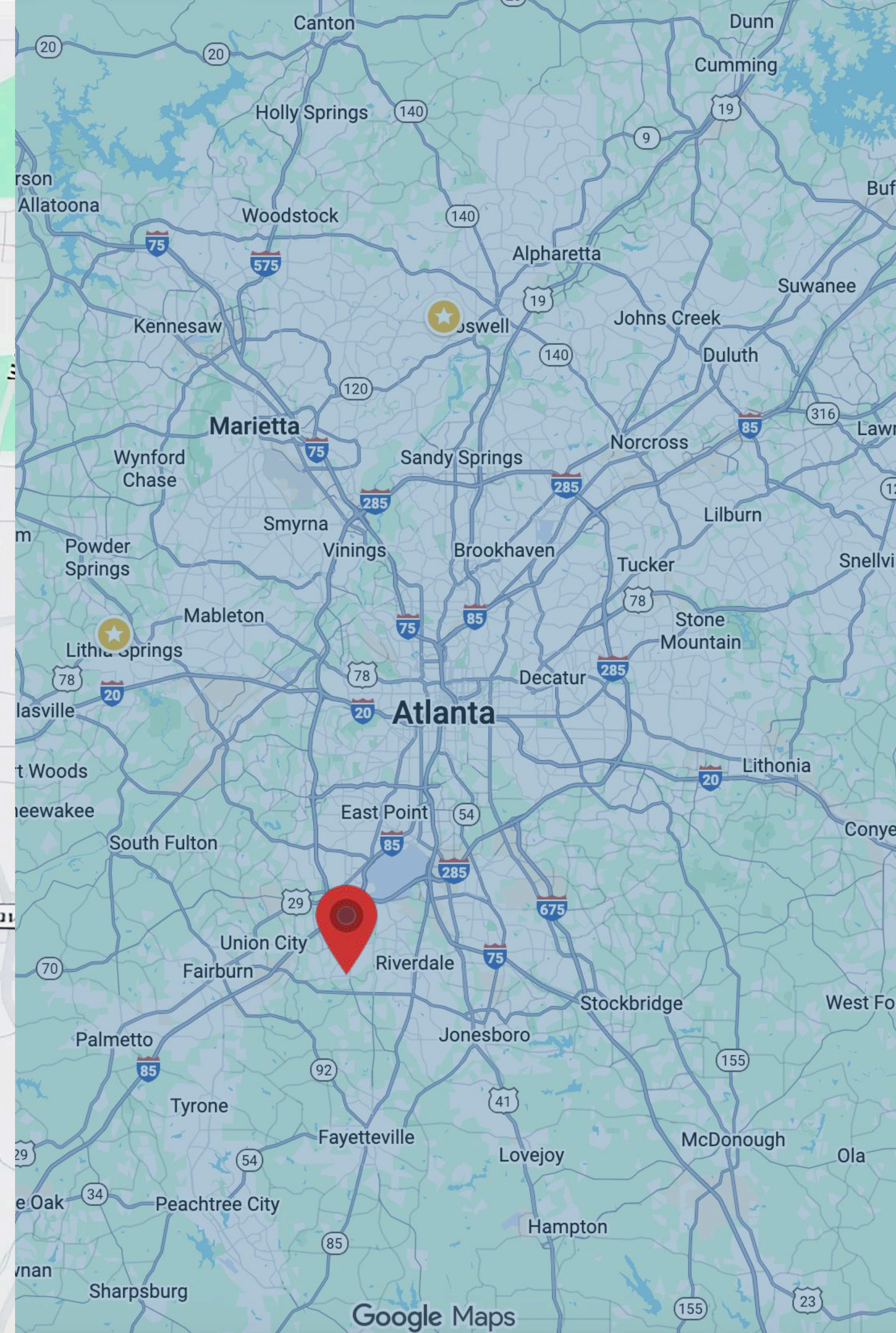
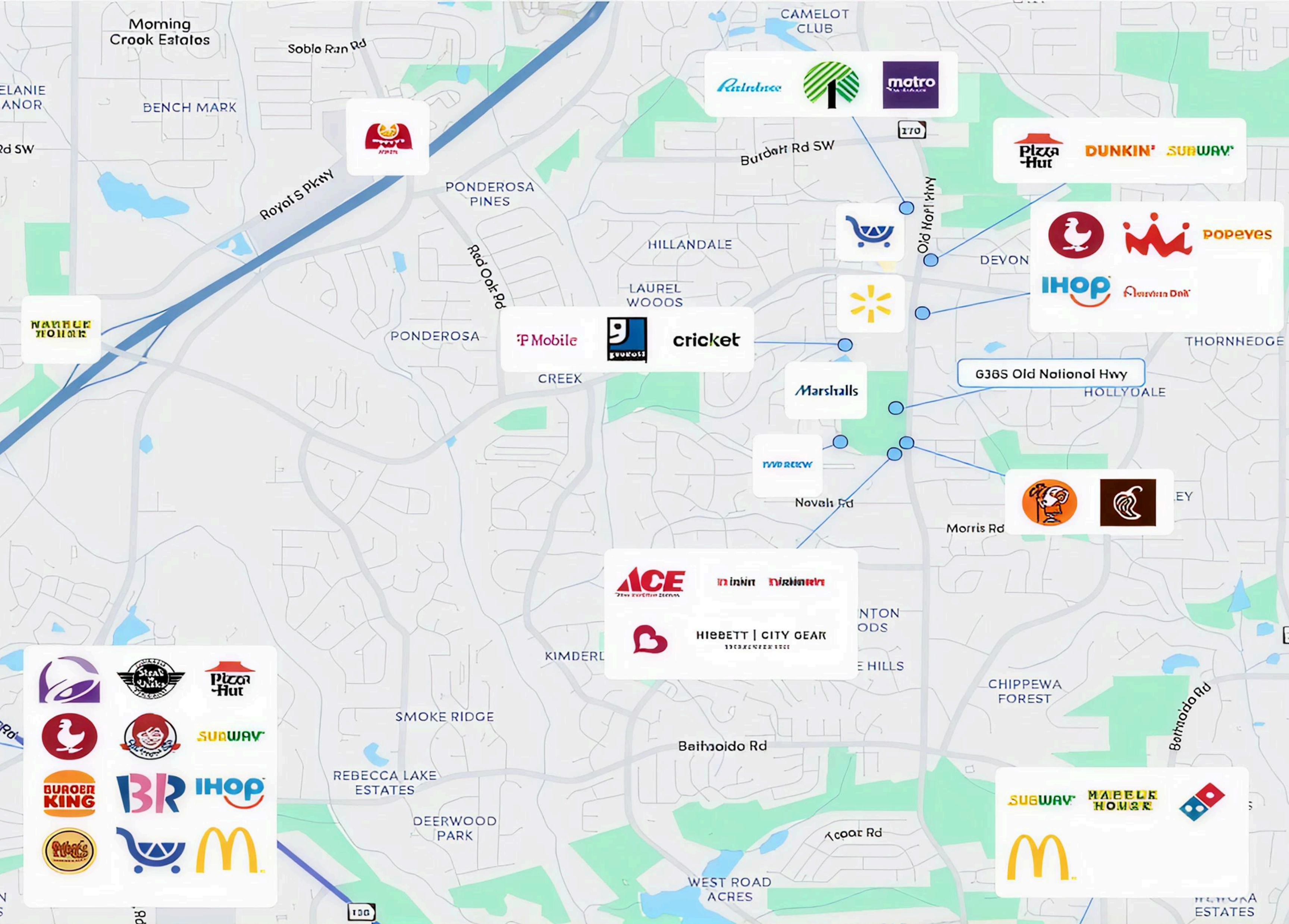
Allie Hodge Motz
678.501.5342
allie@riverwoodproperties.com

Lexi Parks
770.955.7660
lexi@riverwoodproperties.com



Suite	Tenant	Square Feet
P1-01	LA Fitness	42,000
P1-02	Retail Space Available	12,600
P1-03	It's Fashion Metro	10,000
P1-04	Five Below	9,156
P1-05	Nails Club	1,200
P1-06	Retail Space Available	4,000
P1-07	Family Dollar	11,000
P1-08	Brazilian Wax by Andreia	1,600
P1-09	WNB Factory	1,619
P1-10	Republic Finance	1,480
P1-11	Benchmark Physical	1,603
P1-12	Inergroup Staffing	1,893
P1-13	Little Caesar's	1,600
P2-01	Beauty Master	20,320
P2-02	Retail Space Available	6,000
P2-05	Burlington	65,000
P2-05	Marshalls	24,000
P2-06	Hibbett Sports	6,000
P2-07	City of South Fulton	3,000
P2-06	Rainbow	12,934
Pad B	Available for GL/BTS/Multi-Tenant Building	1.01 AC
Pad E	Available for GL/BTS/Multi-Tenant Building	1.09 AC
Pad F	Available for GL/BTS/Multi-Tenant Building	1.09 AC
Pad G	Available for GL/BTS/Multi-Tenant Building	1.59 AC

Strategic Market Position South Fulton represents a dynamic market with growing infrastructure investment, improving retail amenities, and strategic positioning between downtown Atlanta and the airport. South Fulton's incorporation has brought increased focus on economic development, making now an ideal time to establish presence in this evolving market.



High-Traffic Location Located just 4 miles from Hartsfield-Jackson—which handles over 100 million passengers annually—this South Fulton location captures traffic from airport employees, travelers, and the dense residential communities that support Atlanta's aviation economy. The trade area includes over 128,827 consumers within a 5-mile radius, representing diverse demographics and strong household spending.