

**NOW LEASING**

# SANDTOWN CROSSING RETAIL

5815 Campbellton Road, Atlanta, Georgia 30331



## Property Overview

*Sandtown Crossing is a 35 acre mixed use development at the corner of Camp Creek Parkway and Campbellton Road in the heart of the strong residential communities of the City of South Fulton. It is also located close to the many businesses of Fulton Industrial Boulevard. It is ideally located between three major county schools.*

*The property has traffic signals on both its Camp Creek and Riverside Road corners, and has curb cuts along Campbellton Road and Riverside Drive.*

### Traffic Counts (2017)

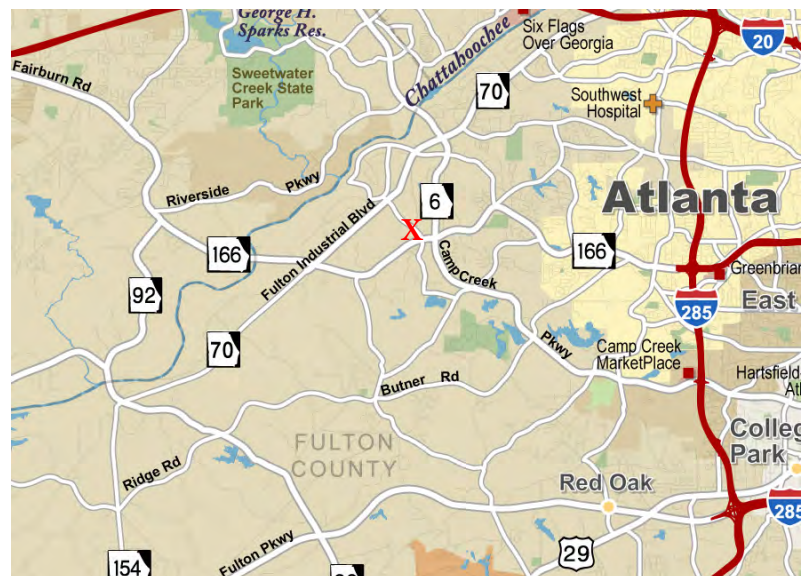
- > 25,800 VPD on Camp Creek Parkway north of Campbellton Road
- > 31,400 VPD on Camp Creek Parkway south of Campbellton Road
- > 13,500 VPD on Campbellton Road west of Camp Creek Parkway

DEMOGRAPHICS (2017)	1-MILE	3-MILE	5-MILE
POPULATION	4,045	23,504	75,135
HOUSEHOLDS	1,408	8,836	28,994
AVERAGE HH INCOME	\$108,901	91,952	75,636

## Highlights

*High visibility outparcel and proposed new retail center in mixed use development at busy corner*

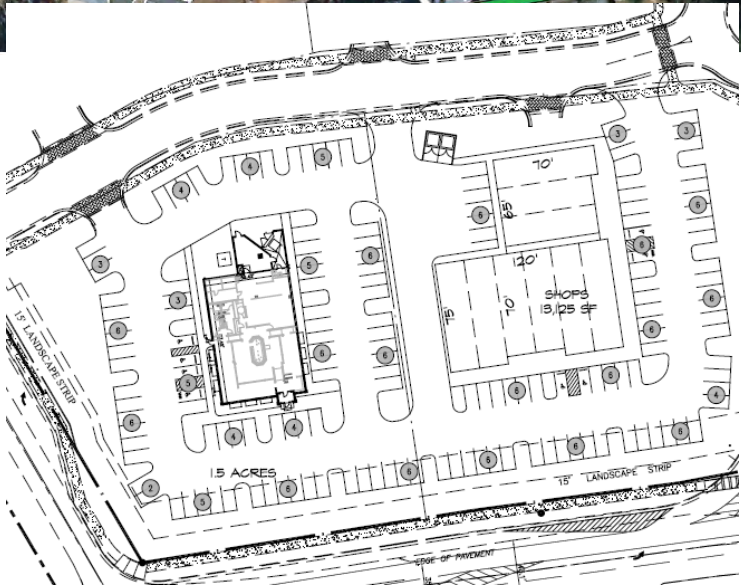
- \* **Planned 13,125± SF retail building**
- \* **1.5± AC outparcel**





**AVAILABLE**

1.5 acre outparcel  
13,125sf phase II retail center  
additional sites also available



site plan showing 1.5 acre outparcel developed with fast casual restaurant and 13,125sf retail center. Layout can be modified to meet tenant criteria.

There is a traffic signal at the intersection of Riverside and Campbellton

**Sandtown Crossing Retail Center**

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