

STONE MOUNTAIN FESTIVAL

1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE



Property Description

The property is shadow-anchored by a high-performing Walmart Supercenter generating 3.4M+ annual visits, driving consistent daily traffic and cross-shopping.

The center features a strong mix of national, regional, and daily-needs tenants, including:

Advance Auto Parts (new 10-yr lease, opening 2025)

Harbor Freight

NCG Cinema

Oak Street Health

Offering Summary

Lease Rate:	\$26 - 28 per year (NNN)
Number of Units:	23
Available SF:	1,704 - 2,240 SF
Building Size:	135,865 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	124	436	1,583
Total Population	392	1,293	4,415
Average HH Income	\$113,613	\$112,650	\$113,472

Omar Minhas

Vice President

539.819.0214

omar@core-equitypartners.com

Drew Angel

501.230.9705

drew@momentum-realestate.com

Company disclaimer displays here



STONE MOUNTAIN FESTIVAL

1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE

Stone Mountain Festival

1825 Rockbridge Road, Stone Mountain, GA 30087



SUITE	TENANT	SIZE
2	Cricket Wireless	1,496 SF
3	Available	1,704 SF
3 A	Heroes at Home Barber Shop	1,690 SF
4	DeNovo Hair Salon	1,390 SF
4 A	American Deli	2,041 SF
5	Team Rehabilitation	4,080 SF
6	Oak Street Health	8,039 SF
7	Husker's Cafe	2,500 SF
8	Dental Design Spa & Implant Center	2,651 SF
9	C&C Beauty & Beyond	12,000 SF
10	NCG Cinema	22,500 SF
11	Mattress Firm	8,105 SF
14	Forza Academy	4,482 SF
15 A	It's Maid Day	840 SF
15 B	Brow & Lash Salon & Spa	1,050 SF
16	Available	2,240 SF
17	Salon J Christian	1,400 SF
18 / 19	Classy Nails	1,922 SF
20	African Palace & Grill	2,585 SF
21	Afro Braids & Beauty Bar	1,200 SF
22 A	Advance Auto Parts	34,950 SF
22 B	Harbor Freight Tools	17,000 SF

Core Equity Partners

Omar Minhas

Vice President

539.819.0214

omar@core-equitypartners.com

Drew Angel

501.230.9705

drew@momentum-realestate.com

Company disclaimer displays here



STONE MOUNTAIN FESTIVAL

1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE



Omar Minhas

Vice President

539.819.0214

omar@core-equitypartners.com

Drew Angel

501.230.9705

drew@momentum-realestate.com

Company disclaimer displays here



STONE MOUNTAIN FESTIVAL

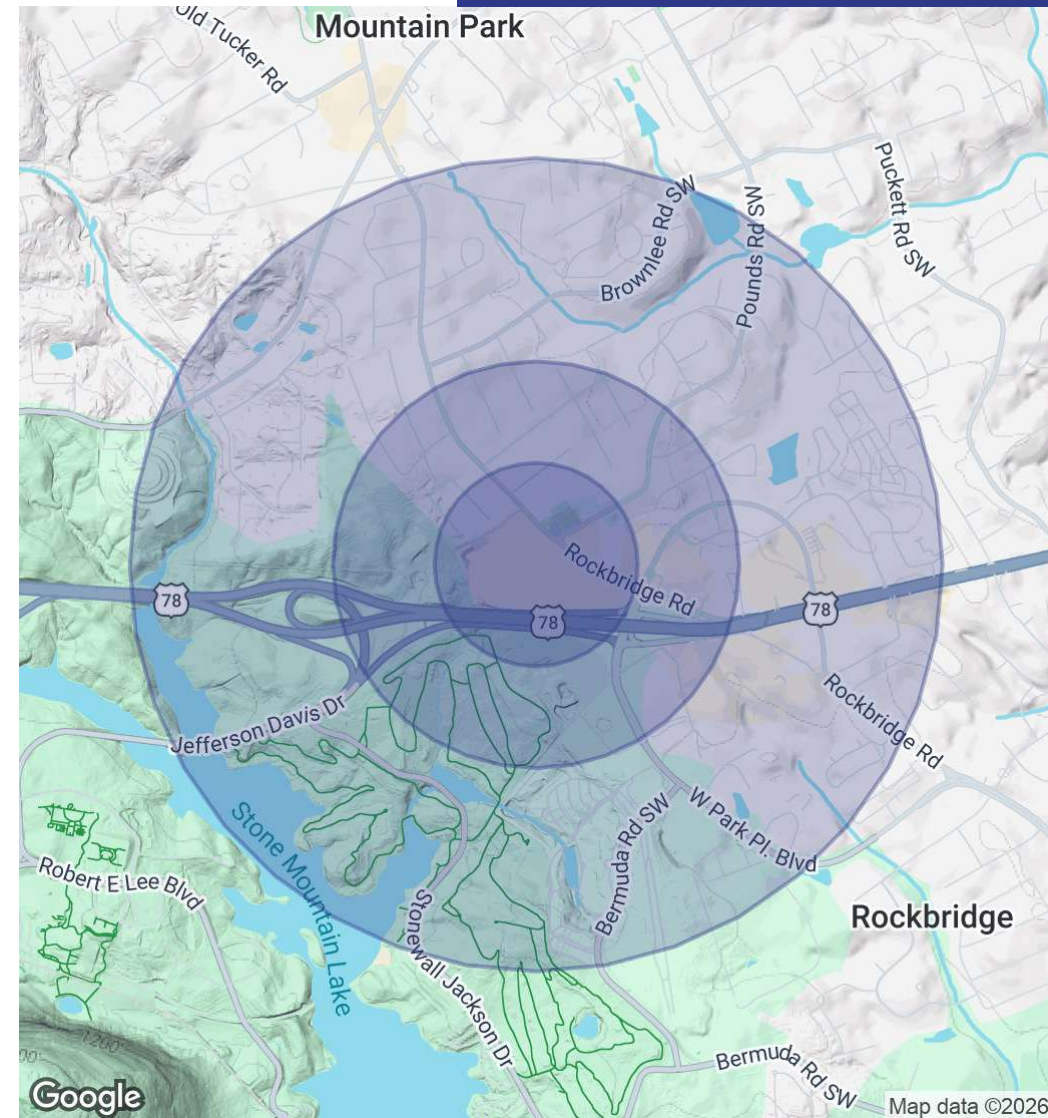
1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	392	1,293	4,415
Average Age	46.6	46.5	46.6
Average Age (Male)	46.2	45.6	45.5
Average Age (Female)	46.8	47.1	47.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	124	436	1,583
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$113,613	\$112,650	\$113,472
Average House Value	\$358,989	\$342,559	\$335,798

2023 American Community Survey (ACS)



Omar Minhas

Vice President

539.819.0214

omar@core-equitypartners.com

Drew Angel

501.230.9705

drew@momentum-realestate.com

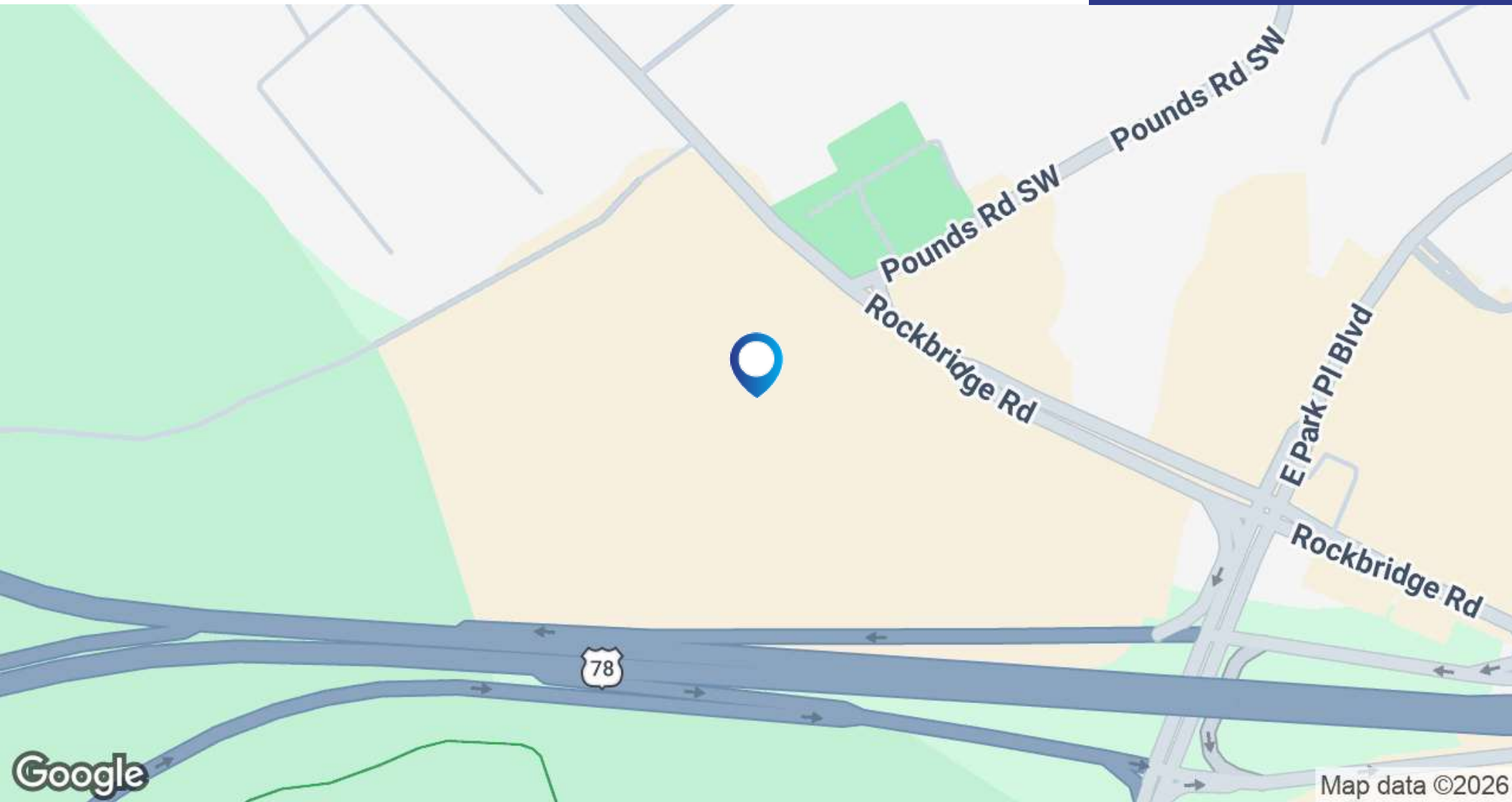
Company disclaimer displays here



STONE MOUNTAIN FESTIVAL

1825 Rockbridge Rd, Stone Mountain, GA 30087

RETAIL PROPERTY FOR LEASE



Omar Minhas

Vice President
539.819.0214
omar@core-equitypartners.com

Drew Angel

501.230.9705
drew@momentum-realestate.com

Company disclaimer displays here

