

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 - 67,230 per year (NNN)
Number of Units:	23
Available SF:	2,240 - 4,482 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

Partner
501.230.9705
leasing@core-equitypartners.com

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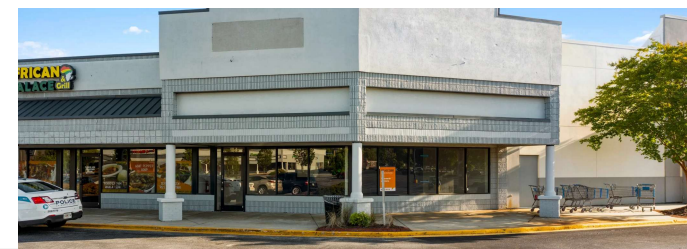
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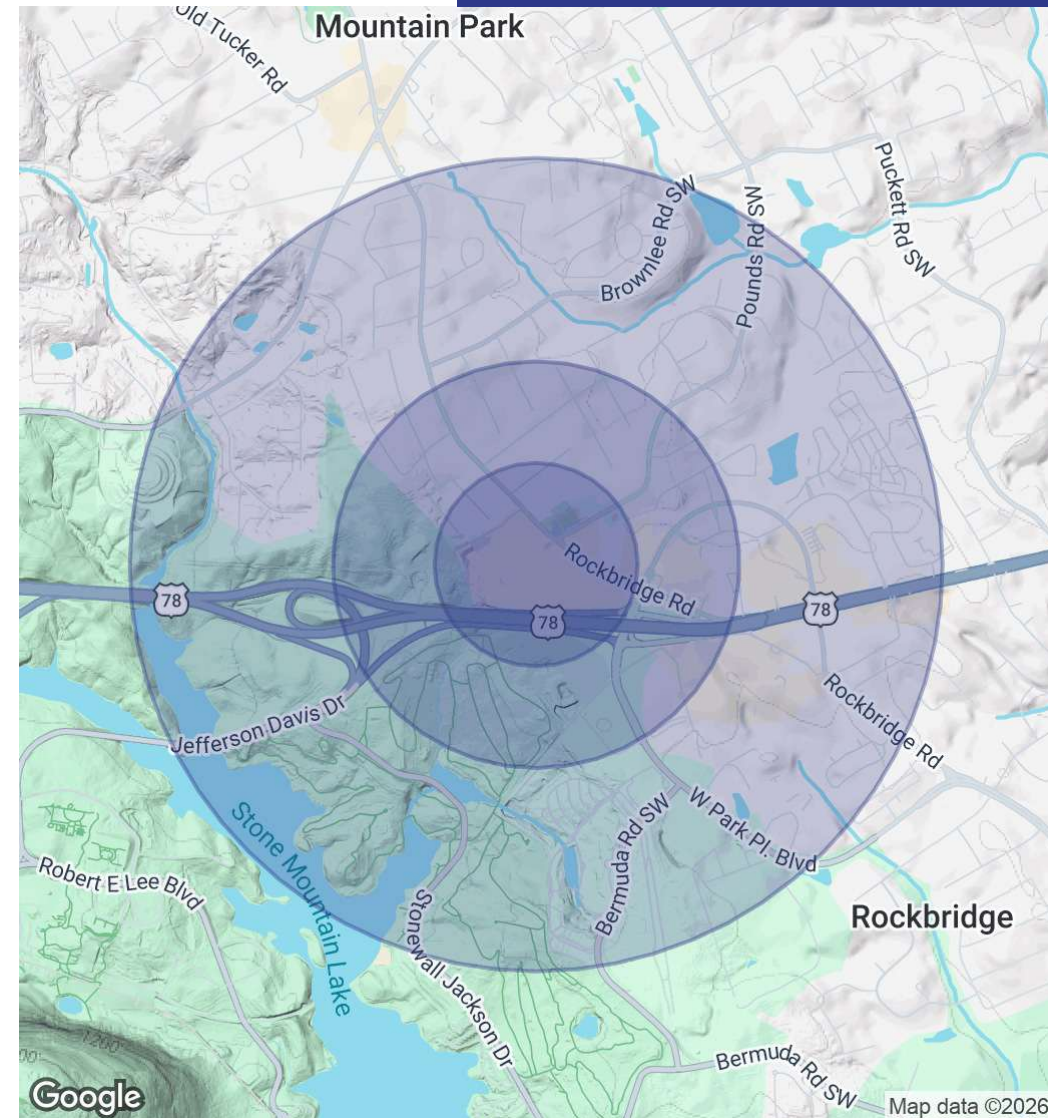
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	392	1,293	4,415
Average Age	46.6	46.5	46.6
Average Age (Male)	46.2	45.6	45.5
Average Age (Female)	46.8	47.1	47.9

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)



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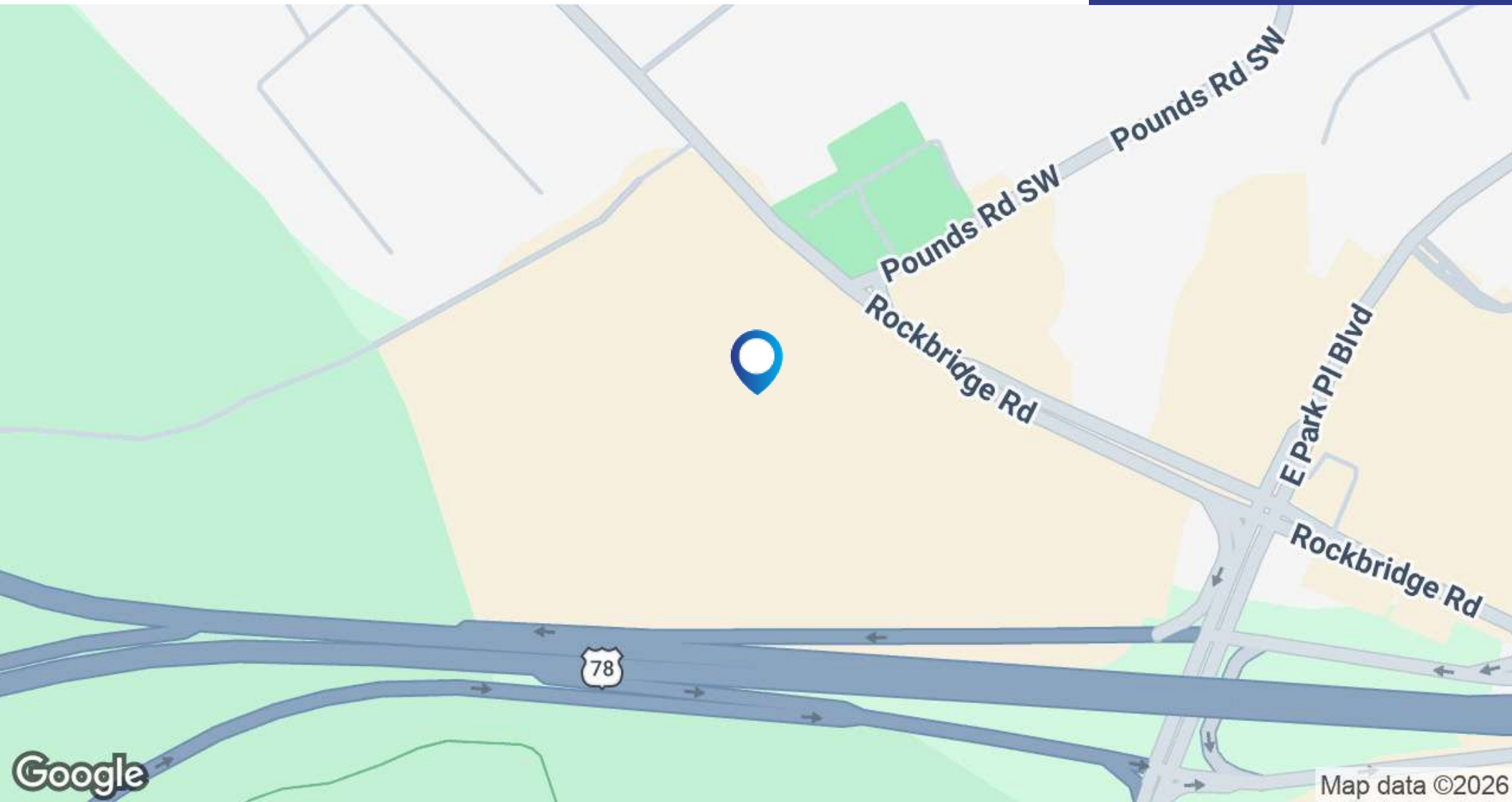
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