



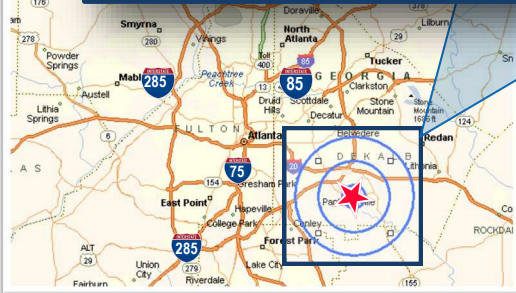
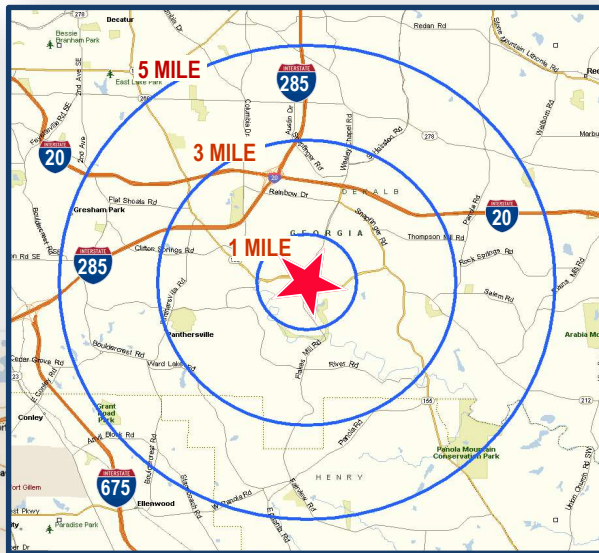
4920 Flat Shoals Parkway

Decatur, Georgia 30034

## PROFILE

- 18,210 SF neighborhood center at the intersection of Flat Shoals Parkway and Wesley Chapel / Flakes Mill Road in DeKalb County
- Excellent location adjacent to Aldi and directly across from Kroger anchored and Publix anchored shopping centers
- Tenants include Subway, Little Caesars and Metro PCS
- High visibility and ample parking with a traffic light entrance into the center and traffic counts of 26,900 vehicles per day
- Easy access to I-20 and I-285 in the densely populated Snapfinger Community
- 1 space currently available:

Suite 104 B - 1,400 SF



DEMOGRAPHICS 2023	1 MILE	3 MILE	5 MILE
Total Population	8,384	66,155	169,079
Households	3,210	24,168	63,215
Average HH Income	\$91,979	\$86,089	\$81,491





AERIAL PERSPECTIVE



TENANT ROSTER

- Suite 101: Smoothie King
- Suite 102: Wing Stop
- Suite 103: Artistry Salon Suites
- Suite 104 - A: We Can Fix It
- Suite 104 - B: AVAILABLE 1,400 SF**
- Suite 104 - C: Zora Beauty

- Suite 105: Metro PCS
- Suite 106: Little Caesars
- Suite 107: Pesos Mexican Cantina
- Suite 108: Rose Nails
- Suite 109: Subway





**SUITE 104B FLOOR PLAN**

