



NORTH DECATUR STATION

N Decatur Rd at Church St, Decatur, GA

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View the Drone Property Tour [here](#).

North Decatur Station is the newly-built retail component to the mixed-use project including 290 upscale multi-family units. Anchored by Whole Foods Market, the property caters to the affluent, highly-educated, and densely populated city of Decatur. North Decatur Station is located adjacent to Emory Decatur Hospital with 3,900 employees and over 450 licensed beds and located less than 2-miles to Downtown Decatur. The retail mix makes up the perfect balance of grocery, restaurants, service providers, medical, and fitness.

PROPERTY SIZE 88,778 SQ. FT.

LAT/LONG 33.79256 N, -84.28428 W

TRAFFIC COUNTS N DECATUR RD & CHURCH ST - 42,342

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TENANTS LIST

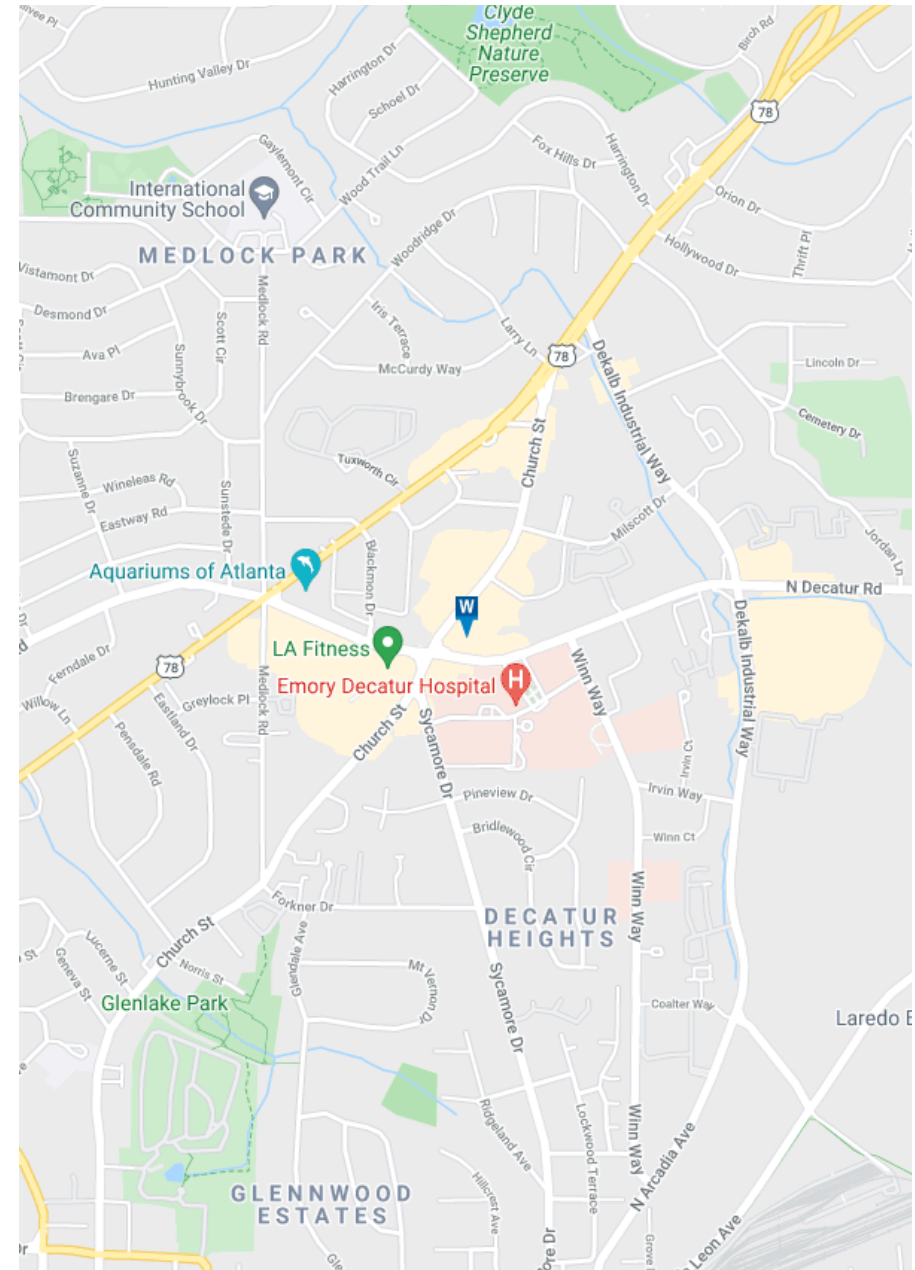
A0A	Whole Foods Market	35,097 SF
B0A	Curry Up Now	2,200 SF
B0D	Hollywood Feed	2,800 SF
B0G	Xfinity Comcast	4,500 SF
B0K	Bad Daddy's Burger Bar	3,709 SF
COA	Jason's Deli	5,025 SF
COD	Available	1,104 SF
COE	Available	956 SF
COG	Avalon Nails	3,501 SF
C0K	Club Pilates	1,855 SF
COM	100% Chiropractic	1,562 SF
COP	ThrIve Vet Clinic	1,812 SF
COS	F45 Fitness	2,937 SF
DOA	Hoots	1,503 SF
DOC	Tin Drum	1,997 SF
DOF	Big Peach Running Co.	2,072 SF
D0H	Bishops Barber Shop	1,334 SF
D0K	Cold Stone Creamery	1,151 SF
D0M	Brazilian Wax	1,453 SF
D0P	Regions Bank	2,727 SF
E0A	Gusto	2,400 SF
E0D	Hand & Stone Massage	3,200 SF
E0G	Milan Laser Hair Removal	1,269 SF
R0A	Regions Bank	2,616 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,920	51,629	113,787	329,649
Average Household Income	\$104,472	\$108,989	\$109,400	\$104,615
Population Trends				
2000 Population	8,668	42,262	101,524	300,635
2010 Population	9,975	45,604	102,681	296,673
2020 Population	11,920	51,629	113,787	329,649
2025 Population	12,766	54,418	119,029	346,206
Absolute Growth 2010 to 2020'	19.5%	13.21%	10.82%	11.12%
Projected Growth 2020 to 2025'	7.1%	5.4%	4.61%	5.02%
Race & Ethnicity				
% White	59.01%	60.53%	53.16%	44.41%
% Black	14.66%	20.42%	27.72%	35.06%
% Asian	17.5%	11.01%	11.54%	7.33%
% Other	4.6%	3.54%	3.39%	2.82%
% Hispanic	4.23%	4.51%	4.19%	10.38%
Income & Education				
Median Household Income	79,416	78,540	73,080	69,489
Average Household Income	\$104,472	\$108,989	\$109,400	\$104,615
% College Graduates	66.13%	69.35%	61.9%	56.74%
Age				
Median Age	40.7	38.1	36.9	37.6
% Age < 18	25.96%	24.68%	24.44%	26.16%
% Age 65 +	14.62%	13.75%	12.67%	12.06%
Households & Housing				
Households	6,009	24,097	47,518	140,697
Average Household Size	1.97	2.06	2.23	2.28
Median Housing Value	\$382,995	\$432,094	\$449,295	\$402,901
% Owner Occupied Housing	45.43%	47.35%	48.31%	46.16%
% Renter Occupied Housing	46.01%	43.97%	42.76%	44%
% Vacant Housing	8.56%	8.68%	8.93%	9.84%
Workplace & Workers				
Number of Businesses	696	2,321	3,535	9,062
% White Collar	84.22%	84.18%	78.34%	73.13%
% Blue Collar	15.78%	15.82%	21.66%	26.87%



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