

INDUSTRIAL FOR LEASE

RETAIL/FLEX FOR LEASE

2968 N Decatur Road, Decatur, GA 30033



AVAILABLE SF:	1,890 SF (Suite C)
LEASE RATE:	\$12.00/SF (MG)
BUILDING SIZE:	16,093 SF
GRADE LEVEL DOORS	3
DOCK HIGH DOORS:	4
CEILING HEIGHT:	16.0 FT
ZONING:	M

PROPERTY OVERVIEW

Retail/flex space for lease with good visibility from North Decatur Road at Jordan Lane, adjacent to a Kroger anchored shopping center. The suite features 1,532 +/- SF of showroom/office area, and 358 +/- SF of warehouse storage/production area with 1 dock high loading door.

PROPERTY FEATURES

- Available for move-in 5/1/2016
- Great visibility for flex retail uses
- Versatile M zoning in unincorporated DeKalb County
- Quality brick building, well landscaped
- Building marquee and monument signage opportunities
- Great location with easy access to I-285, minutes from Downtown Decatur and DeKalb Medical Center
- By appointment only with agent. Do not disturb tenant

KW COMMERCIAL
315 West Ponce de Leon Avenue, Suite 100
Decatur, GA 30030

JOHNNY DOWNS
Agent
O: 404.731.8311
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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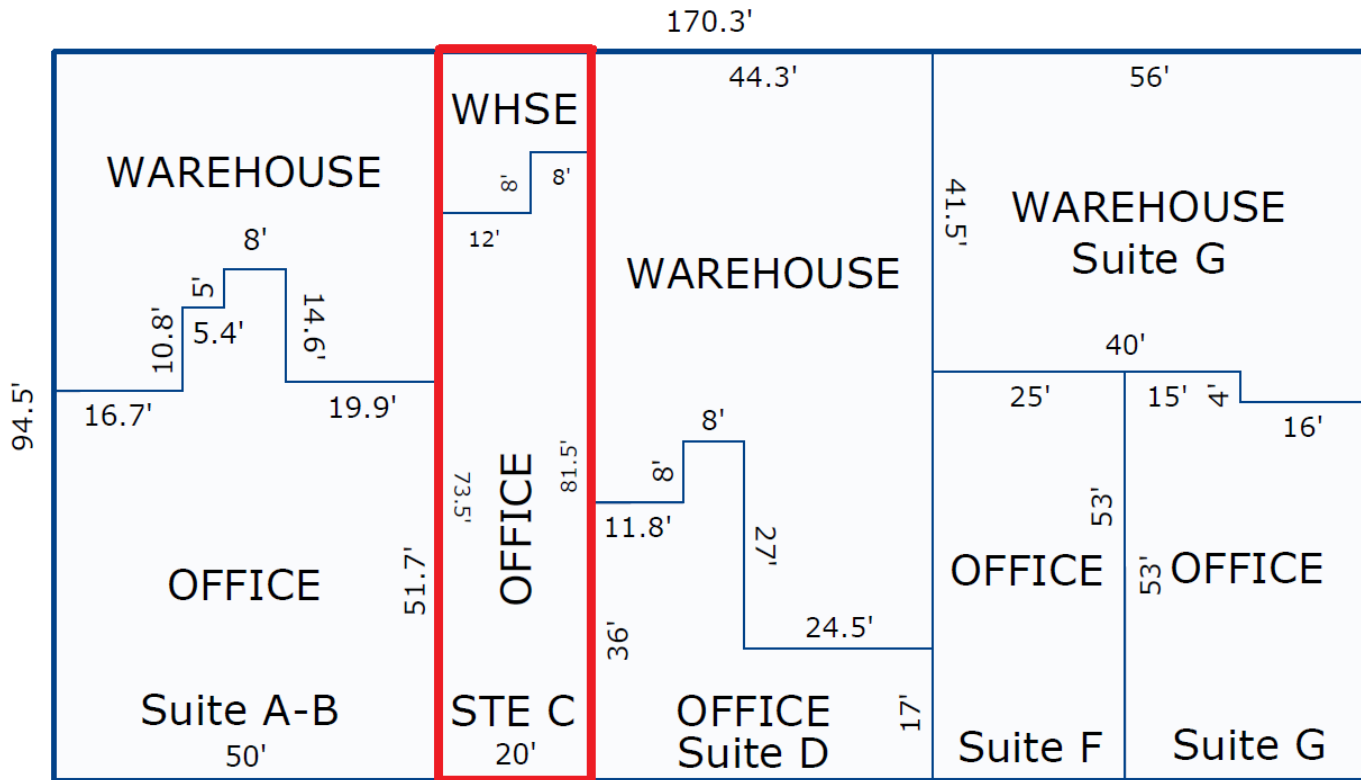
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite C	Retail/Flex Space	\$12.00/SF	Modified Gross	1,890 SF	5/1/2016

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,718	104,425	271,820
MEDIAN AGE	34.1	34.5	35.4
MEDIAN AGE (MALE)	31.8	33.6	34.3
MEDIAN AGE (FEMALE)	36.6	35.9	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,145	42,910	109,006
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$54,907	\$65,391	\$71,770
AVERAGE HOUSE VALUE	\$206,739	\$287,956	\$298,619
RACE	1 MILE	3 MILES	5 MILES
% WHITE	45.1%	48.0%	45.3%
% BLACK	27.4%	38.9%	42.9%
% ASIAN	18.2%	8.3%	6.7%
% HAWAIIAN	0.2%	0.1%	0.0%
% INDIAN	3.0%	0.4%	0.3%
% OTHER	4.0%	2.8%	3.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.7%	5.7%	7.1%

* Demographic data derived from 2010 US Census

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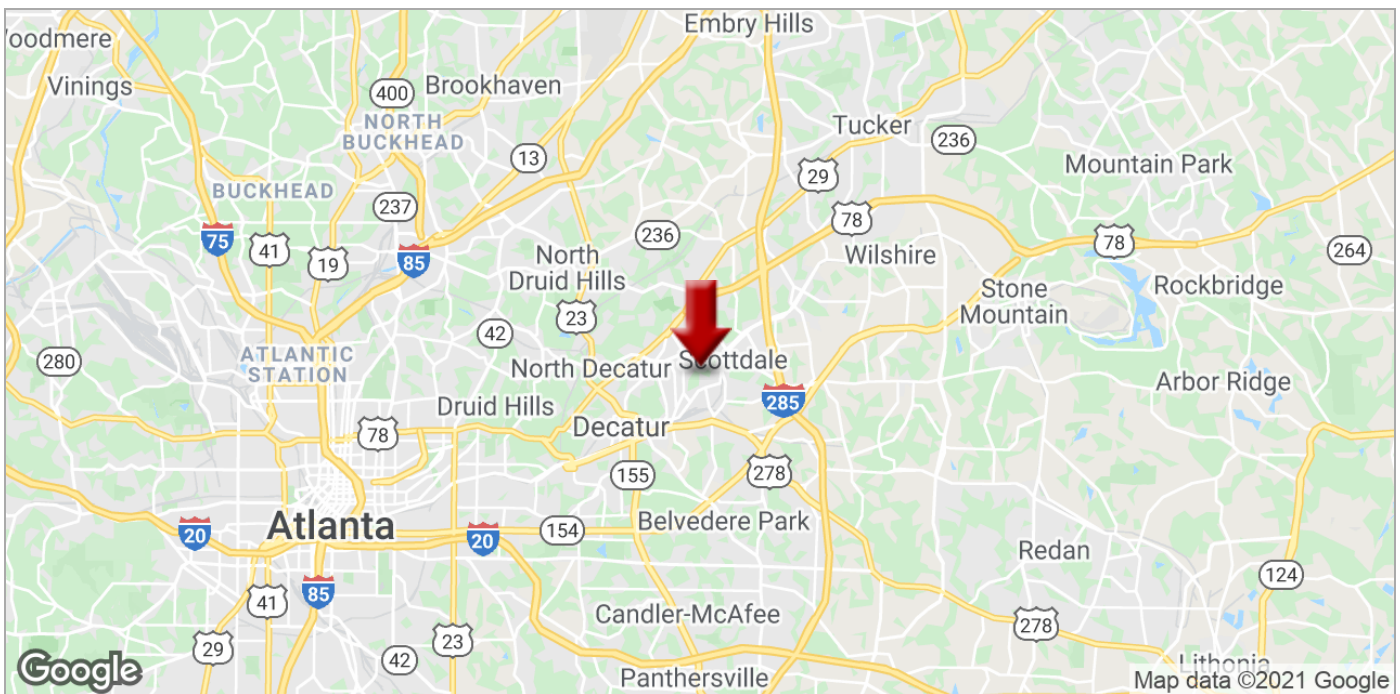
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