

FOR  
LEASE

# VILLAGE AT FLAT SHOALS

4920 Flat Shoals Parkway, Decatur, GA 30034



**SPACE AVAILABLE | 1,400 SF**

## PROPERTY HIGHLIGHTS

- Excellent location adjacent to Aldi and across from two grocery-anchored centers
- Tenant lineup includes a great blend of national and local retailers and restaurants
- Excellent visibility, signalized entrance, and ample parking
- Easy access to I-20 and I-285



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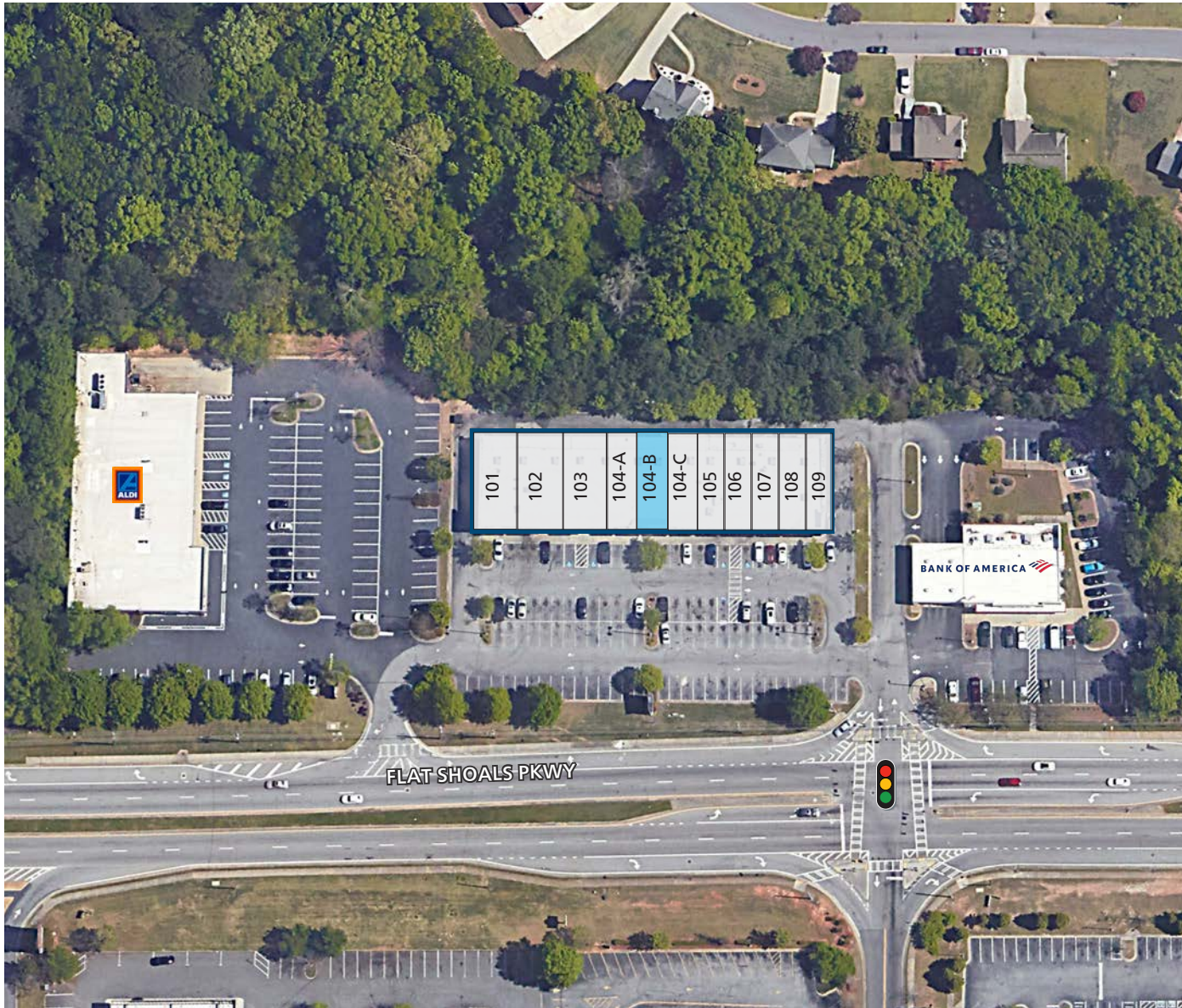
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**Ackerman Retail**  
A DIVISION OF ACKERMAN & CO

# VILLAGE AT FLAT SHOALS

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STE	TENANT	SF
101	SMOOTHIE KING	
102	WING STOP	
103	HAIR SALON	
104-A	WE CAN FIX IT	
104 -B	AVAILABLE	1,400
104-C	VICTRA VERIZON AUTHORIZED DEALER	1,400
105	METRO PCS	
106	LITTLE CAESARS	
107	PESOS MEXICAN CANTINA	
108	ROSE NAILS	
109	SUBWAY	

## AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	8,712	65,054	169,293
HOUSEHOLDS	3,330	23,859	63,618
AVG HH INCOME	\$95,272	\$95,272	\$91,963

## Ackerman Retail

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