

# PRIME RETAIL SPACE FOR LEASE

2683 E. College Avenue Decatur, GA 30030



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## PROPERTY OVERVIEW

Centrally located near Downtown Decatur and Avondale Village, 2683 E. College Ave is a free standing building with 2480 square feet of space and an oversized lot with plenty of parking in both the front and rear of the property. Situated at the busy intersection of E. College Avenue and Sams Crossing the area boast high traffic counts, (21,060) and excellent visibility from the street.

An ideal location for a retail, office or professional user, the interior is designed with a finished retail or office area in the front and warehouse and storage space in the rear.

The property is near Agnes Scott College, Dekalb Farmers Market and Dekalb Medical Center and is just steps away from the Avondale MARTA Rail Station which is currently undergoing construction of a Transportation Oriented Mixed Use Development with 288 apartments, 92 affordable senior independent living units, 34 condominiums, 41,500 square feet of commercial space and 25,000 square feet of institutional space.

### FOR MORE INFORMATION PLEASE CONTACT:

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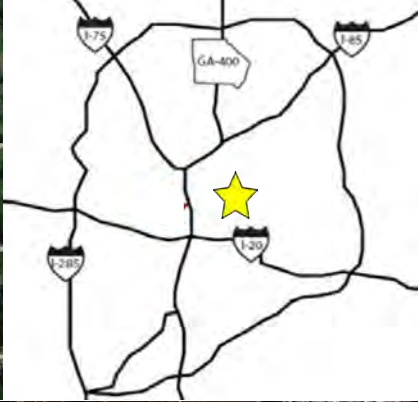
Hurry this one won't last long!

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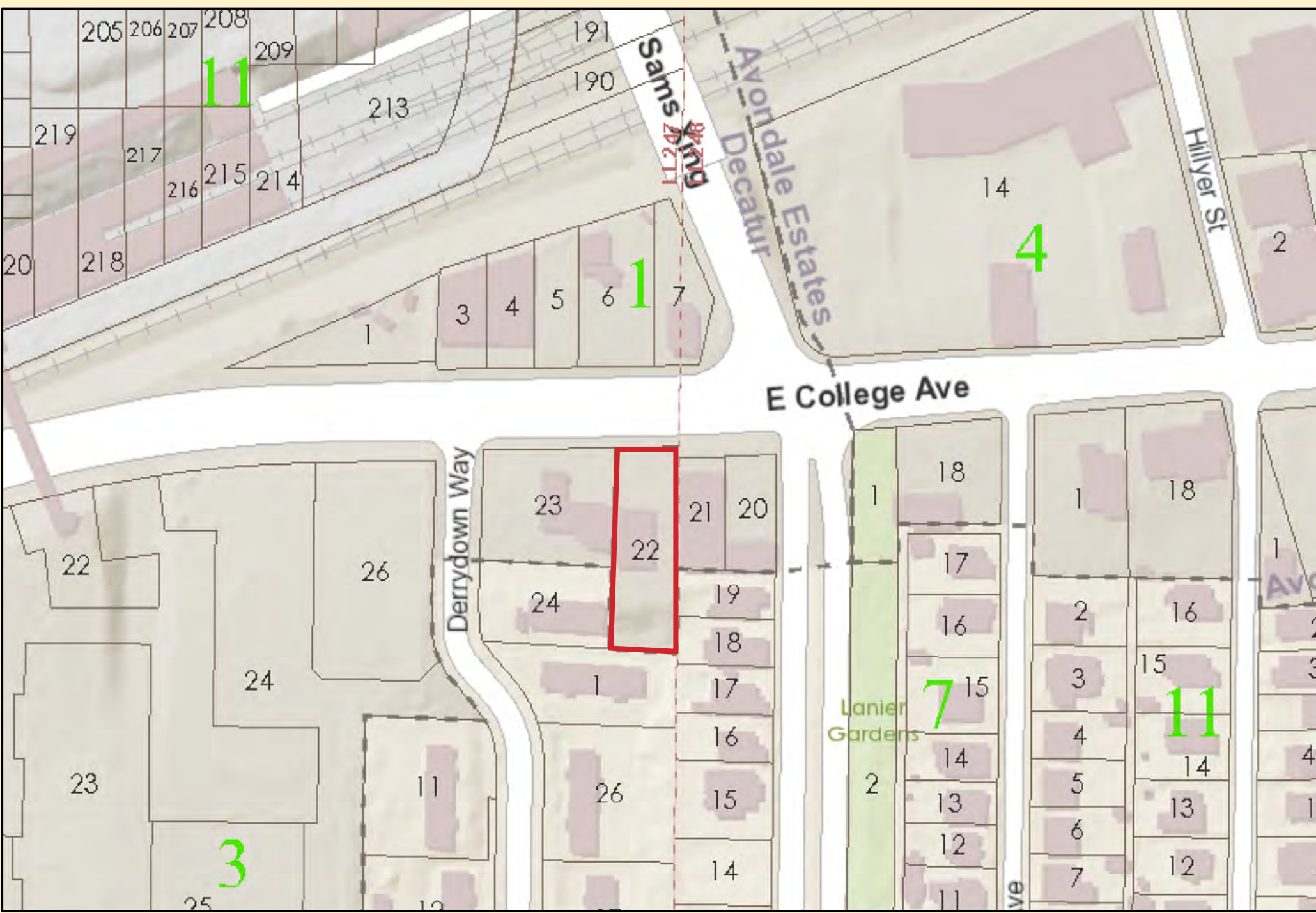
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# DeKalb County Parcel Map



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