

# VILLAGE AT FLAT SHOALS

4920 FLAT SHOALS PARKWAY, DECATUR, GA 30034

# FOR LEASE

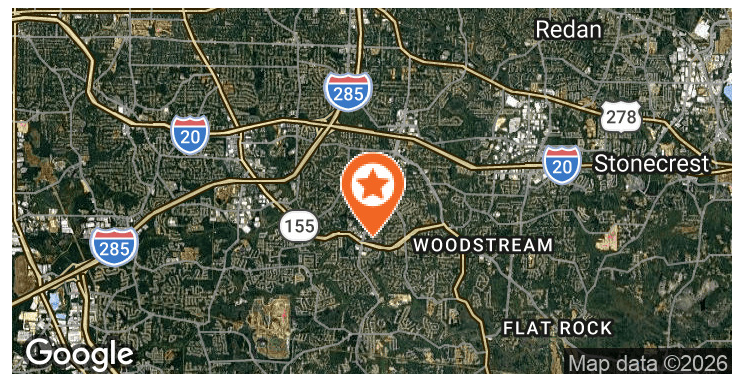


## LOCATION DESCRIPTION

Neighborhood center with excellent visibility, signalized entrance, and easy access to I-20 and I-285, serving Decatur and surrounding suburbs

## PROPERTY HIGHLIGHTS

- Available: 1,400 SF
- 18,210 SF center, serving over 67,000 residents within 3 miles and 168,000+ within 5 miles
- Directly adjacent to ALDI and across from both a Kroger-anchored and Publix-anchored shopping center
- Existing tenants include Subway & Little Caesars
- GA DOT Traffic Counts: Flat Shoals Pkwy - 18,300 AADT / Flakes Mill Rd - 15,800 AADT



|  DEMOGRAPHICS | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------------------------------------------------------------------------------|----------|----------|----------|
| Population Density                                                                               | 9,524    | 67,214   | 168,833  |
| Average HH Income                                                                                | \$91,389 | \$91,328 | \$89,311 |
| Daytime Population                                                                               | 7,629    | 51,000   | 127,696  |



**KRIS MURPHY**

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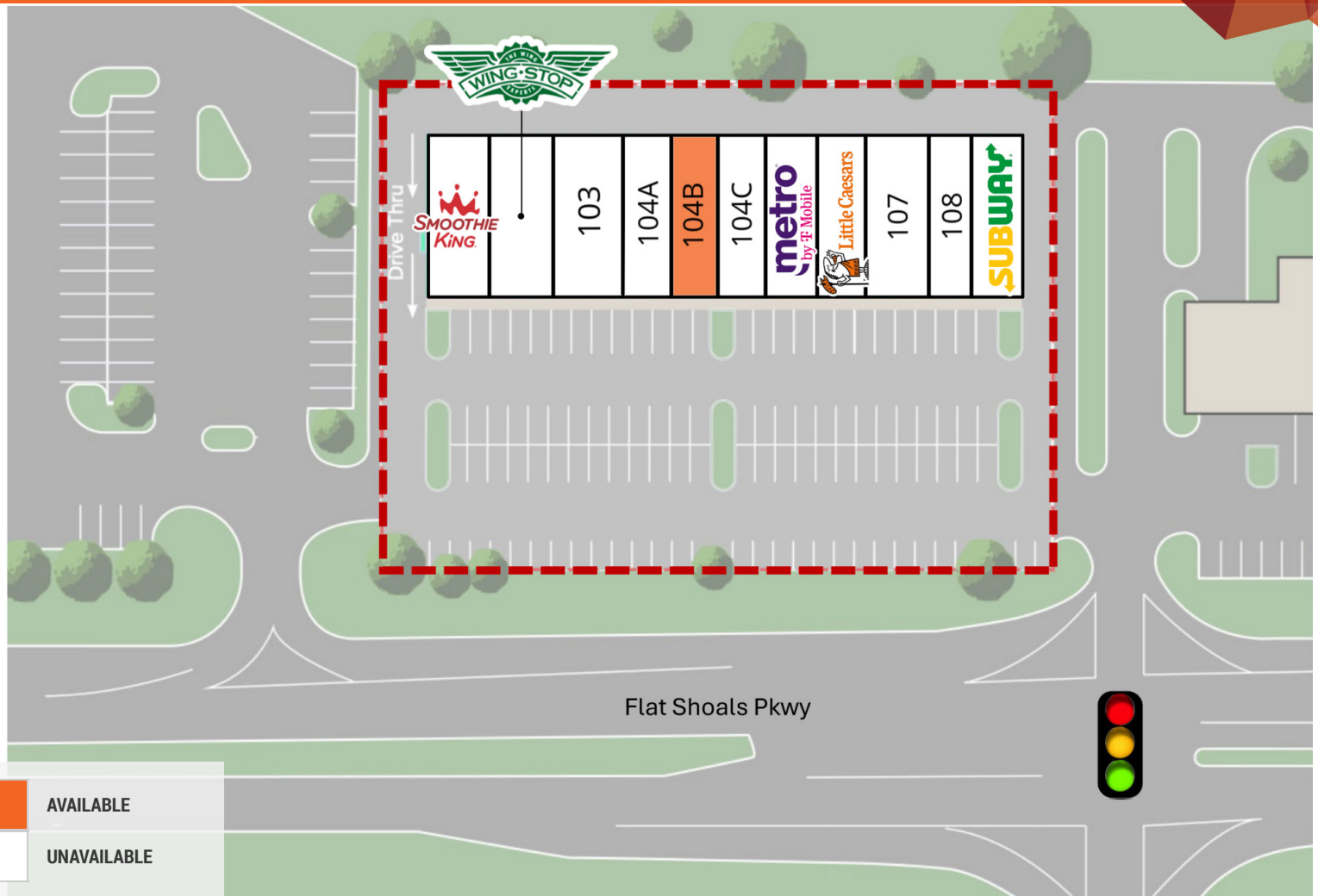
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| SUITE | TENANT NAME    | SPACE SIZE |
|-------|----------------|------------|
| 101   | Smoothie King  | 1,750 SF   |
| 102   | WingStop       | 1,400 SF   |
| 103   | Artistry Salon | 3,010 SF   |
| 104A  | One TechPro    | 1,400 SF   |
| 104B  | Available      | 1,400 SF   |
| 104C  | Victra Verizon | 1,400 SF   |

| SUITE | TENANT NAME           | SPACE SIZE |
|-------|-----------------------|------------|
| 105   | MetroPCS              | 1,400 SF   |
| 106   | Little Caesars        | 1,400 SF   |
| 107   | Pesos Mexican Cantina | 2,075 SF   |
| 108   | Rose Nails & Spa      | 1,225 SF   |
| 109   | Subway                | 1,750 SF   |



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