

MULTI-TENANT DEVELOPMENT

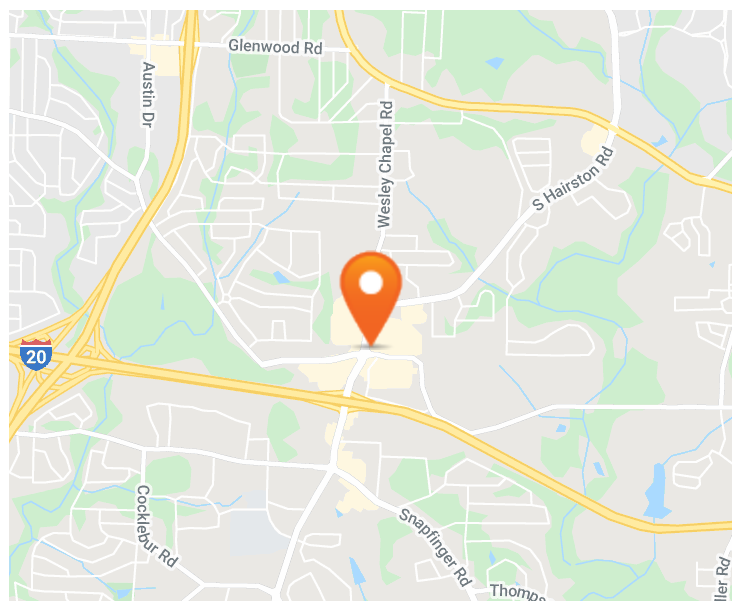
2470 Wesley Chapel Road, Decatur, GA 30035

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located at prime corner of Wesley Chapel Road & New Spapfinger Woods Drive



PROPERTY HIGHLIGHTS

- Single and multi-tenant opportunities (Retail & Restaurant)
- Layout and space sizes flexible
- Ample surface parking available
- Superior visibility and signage opportunity
- GA DOT Traffic Counts: I-20-201,000 AADT / Wesley Chapel Rd-31,400 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	8,904	72,651	216,312
Average HH Income (\$)	60,471	66,928	67,818
Daytime Population	6,740	57,211	159,629

EXCLUSIVE AGENT(S)

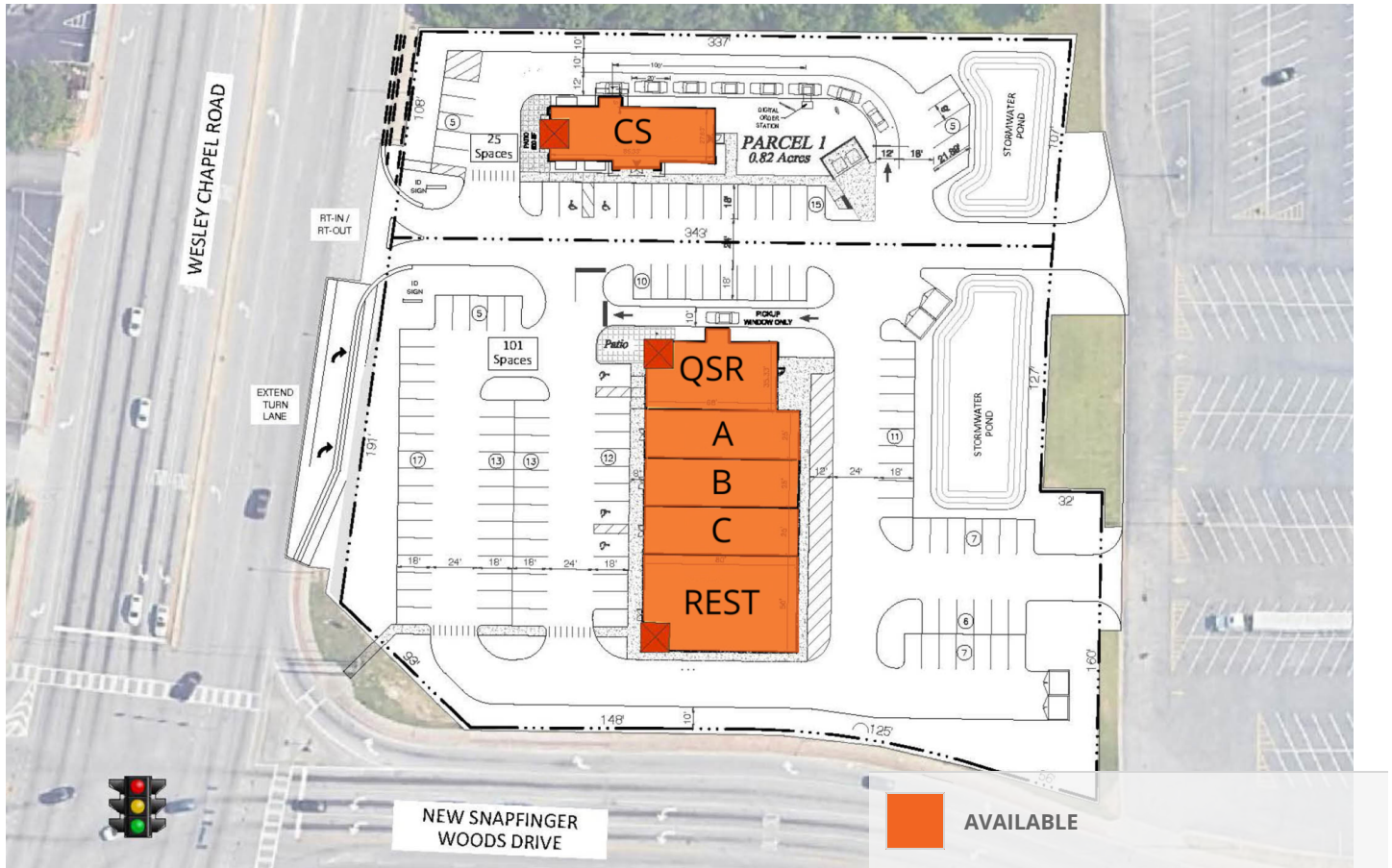
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
CS	Available	2,500 SF
QSR	Available	2,420 SF
A	Available	2,000 SF
B	Available	2,000 SF
C	Available	2,000 SF
REST	Available	4,000 SF

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