

# THE GALLERY AT SOUTH DEKALB

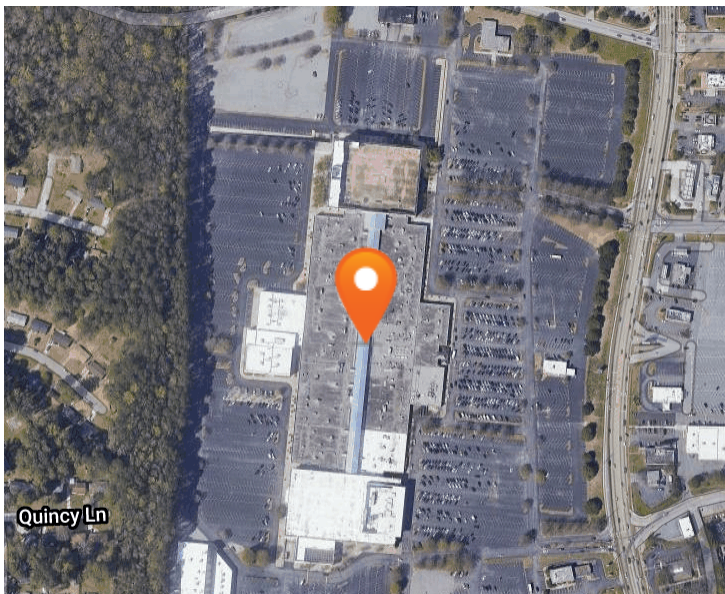
2801 Candler Road, Decatur, GA 30034

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Site is located in the southeastern section of Atlanta, directly in between I-20 & I-285



## PROPERTY HIGHLIGHTS

- Please call for availability
- Densely populated location on Candler Road in Decatur, GA (DeKalb County)
- Tremendous visibility from the street
- Six colleges and universities in the area contribute to an educated and affluent community
- GA DOT Traffic Counts: I-20-156,000 AADT / I-285-144,000 AADT / Candler Rd-20,500 AADT

## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population Density	81,992	216,425	443,672
Average HH Income	\$65,070	\$79,937	\$83,723
Daytime Population	64,694	173,508	458,970

## EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
0003	Susan's Wig	1,974 SF	0054	City Gear	7,047 SF
0004	Available	3,375 SF	0055	Rochelle's Jewelry	765 SF
0005	Underground Station Shoes	1,500 SF	0057	New Square	4,000 SF
0006	Champs Sports	5,058 SF	0057B	Lucky Diamonds	3,620 SF
0007	Allure Fashions	3,496 SF	0057C	Treasures	1,000 SF
0008	Home Team	1,080 SF	0057D	D&K Suit City	16,979 SF
0009	Balboa	3,080 SF	0058	Prime Time Barbershop	1,536 SF
0010	A to Z Kids	10,419 SF	0060	Foot Locker	10,372 SF
0011	Mix & Match	3,363 SF	0060B	Jimmy Jazz	8,000 SF
0012	Diamond & Co.	1,740 SF	0063	Encore	3,043 SF
0013	Bow & Arrow	1,040 SF	0064	Hollywood Beauty Supply	4,363 SF
0014	Available	2,610 SF	0065	Pink Clove	3,990 SF
0015	Chic & Snatch	1,886 SF	0066	Tax Commissioner's Office	2,727 SF
0016	Crescent	1,412 SF	0067	Available	1,268 SF
0017	Benzino's Crab Trap	998 SF	0069	Threading Point	750 SF
0018	American Deli	324 SF	0070	Available	3,299 SF
0019	Dairy Queen	330 SF	0071	Kare Alterations	573 SF
0020A	Salon Milan	2,518 SF	0073	Heel Quik!	683 SF
0020B	Available	7,318 SF	0078	Foot Action USA	3,750 SF
0021	Piccadilly	12,500 SF	0080	Available	1,823 SF
0022A	Available	1,529 SF	0081	Atlanta Postal Credit Union	2,320 SF
0022B	Game Stop	1,783 SF	0082	GA Dept of Driver's Services	6,000 SF
0023	Sprint	3,200 SF	0090	Available	512 SF
0024	GNC	2,000 SF	0091	Available	646 SF
0025	Available	450 SF	0092	Available	1,014 SF
0026	Lady Foot Locker	3,121 SF	0095	Available	2,308 SF
0027	Kid's Foot Locker	4,151 SF	0101	Nail First	1,200 SF
0029	Available	351 SF	0121	Available	940 SF
0030	SHE Boutique	3,621 SF	0122	Available	447 SF
0031	Bare Feet	4,153 SF	0123	Mandarin Express	700 SF
0032	Available	3,015 SF	0126	Lids	717 SF
0033	Agenda	3,750 SF	0128	Great American Cookie	913 SF
0035	Watched Unlimited	735 SF	0131	Available	2,944 SF
0036	Available	1,290 SF	0200	Available	1,107 SF
0037	Lee Nails & Spa	1,500 SF	1004-1005	Lifepac Chiropractic	2,702 SF
0038	Fletcher's Place	3,074 SF	1008	Available	10,957 SF
0040	Available	4,151 SF	1100	Available	2,000 SF
0041	Rainbow	11,850 SF	1101	Great Expressions	3,645 SF
0043	Cell Phone World	1,230 SF	1102	Available	2,697 SF

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SUITE	TENANT NAME	SPACE SIZE
0044	SK Leather & More	3,000 SF
0045	New York Fashion	2,988 SF
0046	KWYS Fashion	3,097 SF
0047	Navy Recruiting	1,691 SF
0048	Available	4,415 SF
0049	Available	2,268 SF
0050	Available	2,300 SF
0051	DTLR	5,020 SF
0053	Available	4,392 SF

SUITE	TENANT NAME	SPACE SIZE
1123	USPS	5,198 SF
1200	Available	3,826 SF
1202	First Acceptance Insurance	700 SF
1203	Total Renal Care	6,477 SF
1204	Available	2,861 SF
1205	Connect Baptist Church	3,958 SF
A	Available	42,000 SF
Theatre	Available	42,000 SF

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