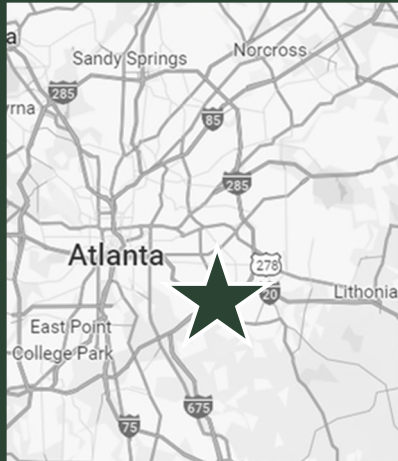


0.91 ACRE PAD SITE

3930 Flat Shoals Parkway
Decatur, Georgia 30034

DeKalb County



LEASING INFORMATION

JIMMY DAVIS
770.597.0490
jimmy.davis@bridger-properties.com



- GROUND LEASE OR BUILD-TO-SUIT: 0.90 Acre Pad Site located at I-285 and Flat Shoals Parkway in Decatur, Georgia.
- Property is located at the Signalized Intersection, Zoned NS, and has Full Access on both Flat Shoals Parkway and Columbia Drive
- Fantastic interstate-play with Traffic Counts of 145,778 VPD on I-285
- Very dense area with 74,045 Residents within 3 miles and over 1,200 Apartment Units within walking distance.
- Busy Daytime traffic with 15,729 Employees within a 3-Miles Radius.



Total Population

1 MILE: 10,189
3 MILE: 74,045
5 MILE: 184,461



Total Households

1 MILE: 4,066
3 MILE: 27,596
5 MILE: 70,310



Average HH Incomes

1 MILE: \$55,838
3 MILE: \$72,060
5 MILE: \$80,822

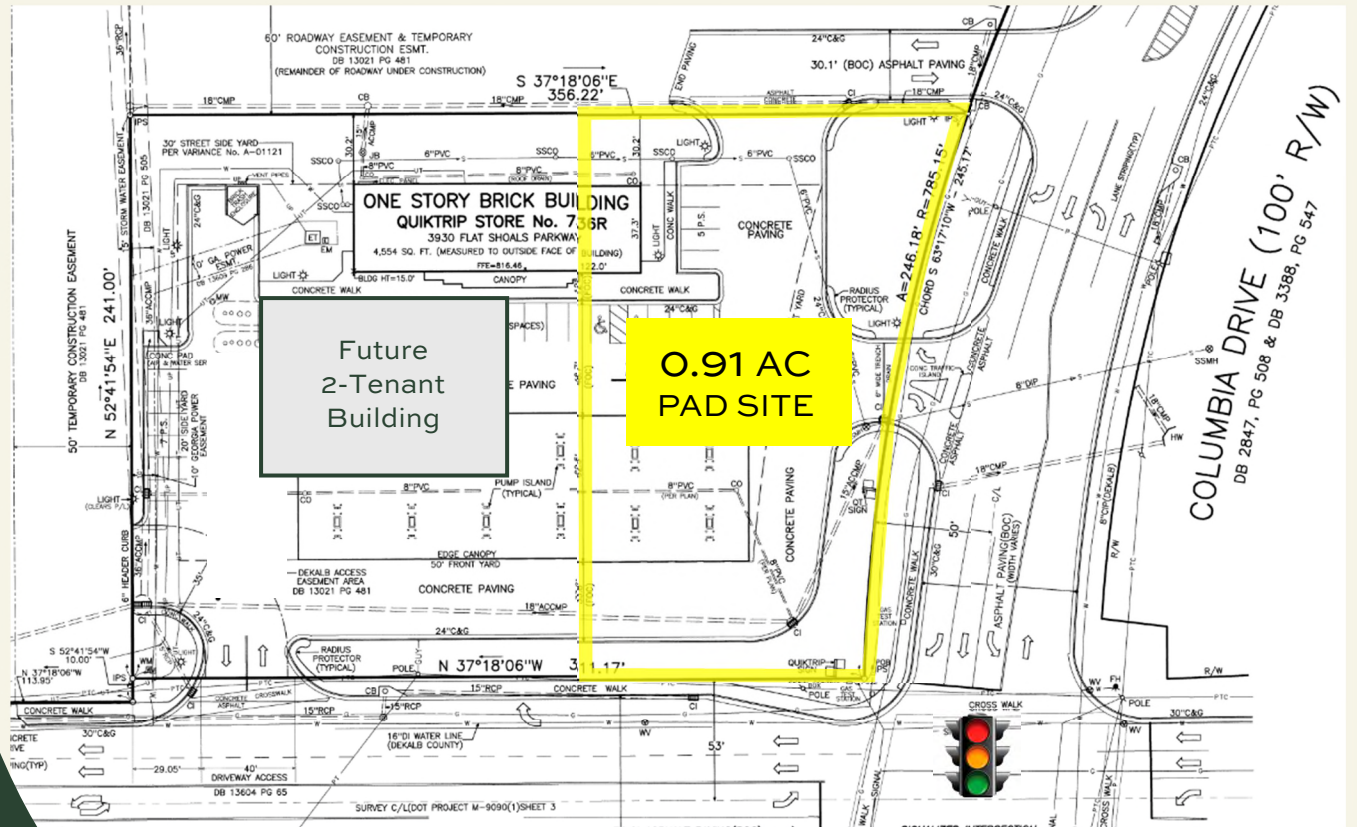
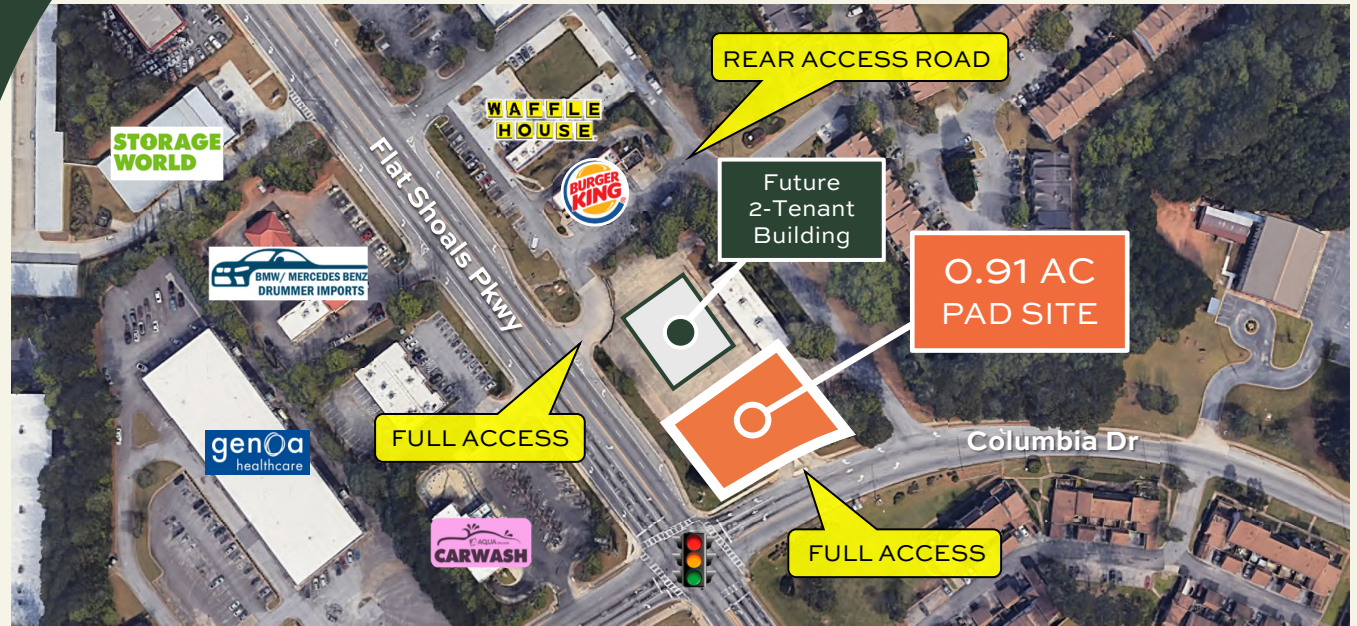


Total Employees

1 MILE: 3,351
3 MILE: 15,729
5 MILE: 40,850

0.91 ACRE PAD SITE

AERIAL & SURVEY



LEASING INFORMATION

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ESTD  2020

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