

GROUND LEASE/ BUILD TO SUIT

DeKalb County

Panthersville Pad



2970 LUMBY DRIVE, DECATUR, GEORGIA 30034

PANTHERSVILLE PAD

is a 0.86 acre site ready for development located just north of I-285 along Flat Shoals Road in Decatur, Georgia, a southeastern suburb of The City of Atlanta. The site is less than one mile from South DeKalb Mall, a major traffic driver for the area, and is situated in a dense retail corridor that benefits from a steady flow of commuter traffic, two easy access points, and excellent visibility along Flat Shoals Road.



PROPERTY HIGHLIGHTS

0.86 Acre
Pad Site

Drive-Thru
Opportunity

Easy Access and
Excellent Visibility

Retail/Restaurant
Opportunity

TRAFFIC COUNTS



35,500 VPD
on Flat Shoals Road north
of the site



21,000 VPD
on Columbia Drive east
of the site



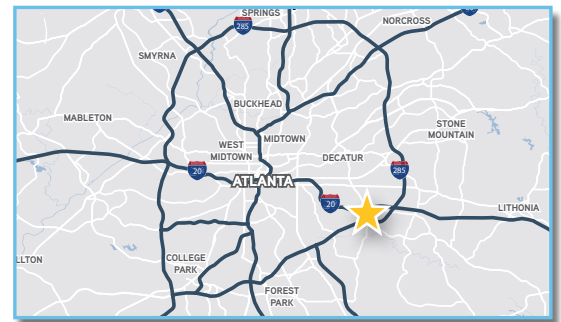
140,000 VPD
on Interstate 20 at Candler
Road/Flat Shoals Road



155,000 VPD
on Interstate 285 at Flat Shoals
Parkway/Flat Shoals Road

DEMOGRAPHICS (2017)

	1-Mile	3-Mile	5-Mile
Total Population	7,415	80,100	200,676
Total Households	3,021	29,312	74,291
Average Household Income	\$45,236	\$57,183	\$63,425
# of Employees	3,248	15,194	46,837
# of Businesses	398	2,102	5,757



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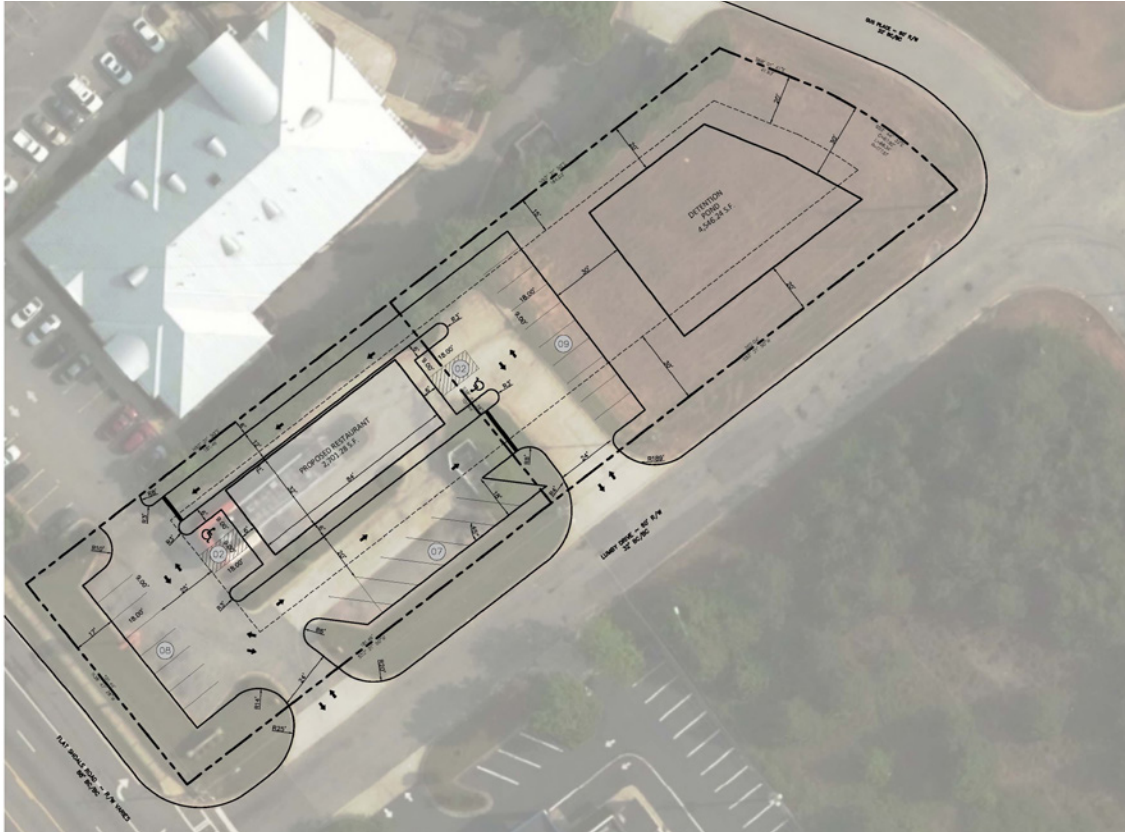
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Conceptual Site Plan



Aerial



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