

DECATUR, GEORGIA



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ABOUT THIS PROPERTY

POPULATION	345,784	362,985
POPULATION 18+	269,652	284,325
HOUSEHOLDS	138,259	145,930
MEDIAN HOUSEHOLD INCOME	\$51,821	\$58,111

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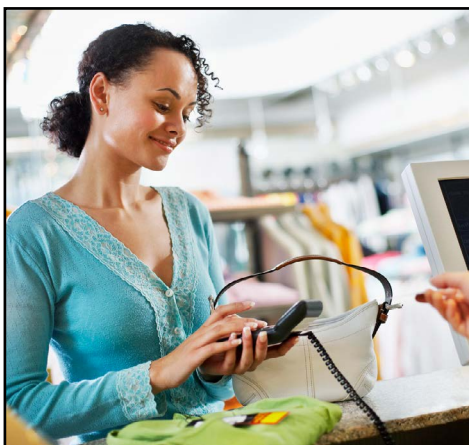
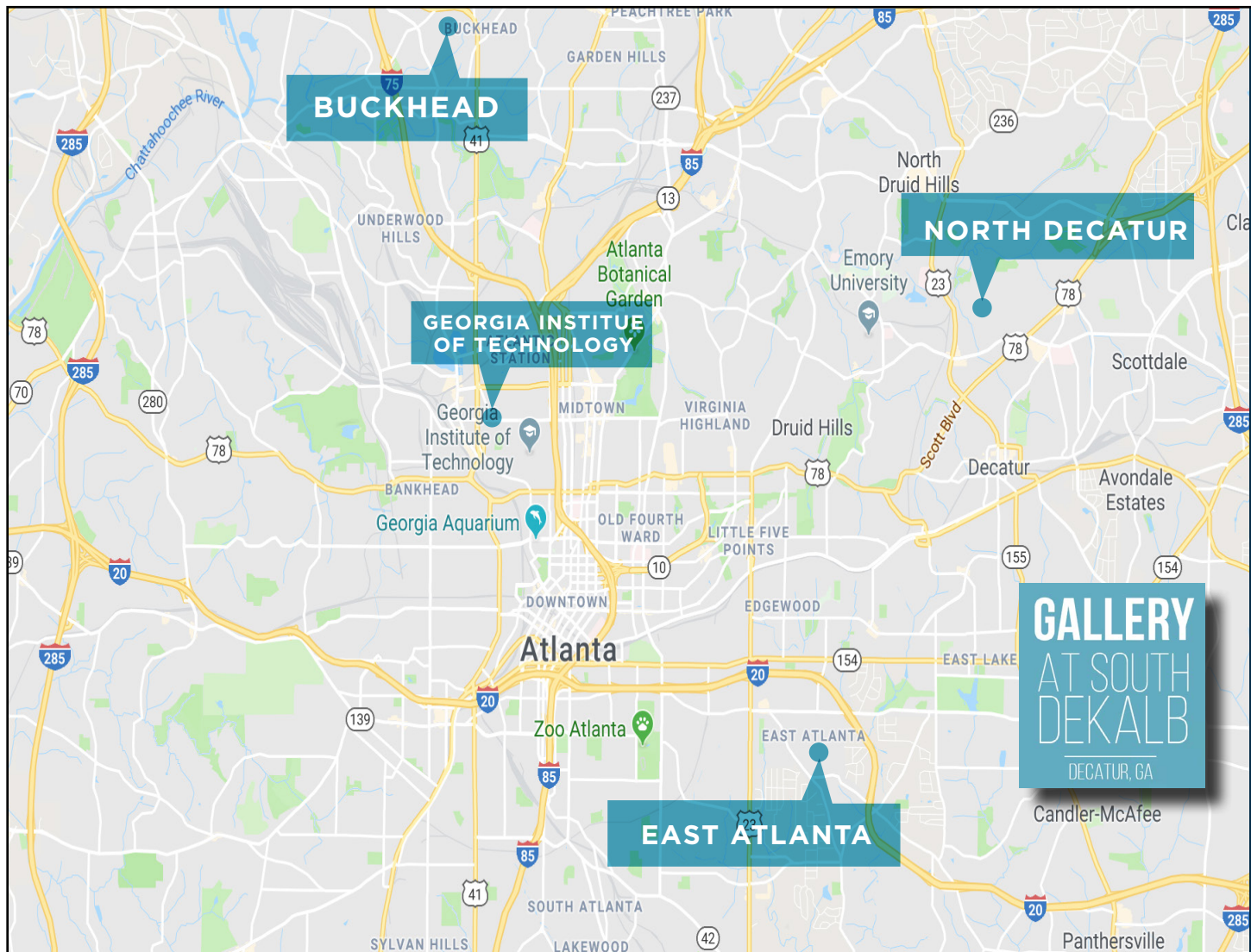
UNPARALLELED LOCATION: The Gallery at South Dekalb is located in the southeastern section of Atlanta, known as Decatur, GA. Situated minutes away from I-285, and directly off I-20 on Candler Road, South Dekalb has tremendous exposure and visibility from the street. Traffic counts of cars passing the property on a daily basis are estimated at 136,000.

HIGH-DENSITY TRADE AREA: DeKalb County is the second most affluent African American community in the country. Within a five mile radius, the population exceeds 345,000, 84.5% of which is African American. With six colleges and universities in the area, South DeKalb benefits from the continued growth and stability of the population within its trade area.

EXCELLENT RETAIL OPPORTUNITY: Tenants include popular retailers Macy's, House of Hoops, Game Stop, FootAction, Foot Locker, Lids, Champs Sports, Jimmy Jazz, Auntie Annes, Piccadilly, Chapel Beauty, Fallas, Kids Foot Locker, Rainbow Apparel, Dairy Queen, and Cinnabon.

GALLERY AT SOUTH DEKALB

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