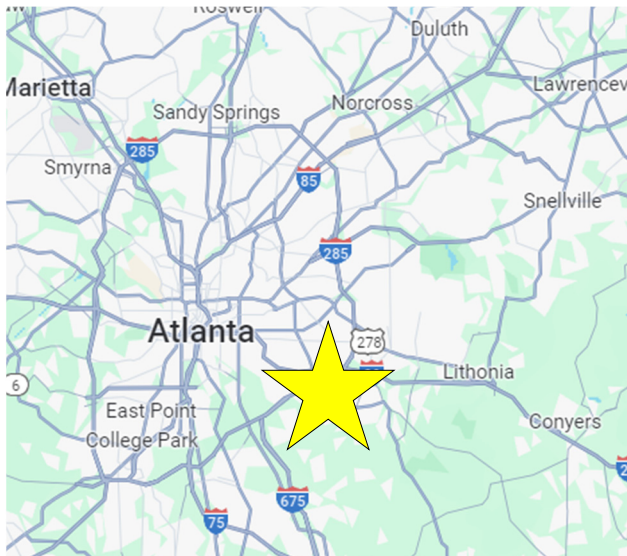


GROUND LEASE or BTS



Property Highlights...

GROUND LEASE OR BUILD-TO-SUIT: 0.90 -1.81 Acre Pad Site located at I-285 and Flat Shoals Parkway in Decatur, Georgia.

SITE INFORMATION

- 0.90-1.81 Acre Pad Site located at the Signalized Intersection
- Property is Zoned NS – Neighborhood Shopping District
- Full Access on both Flat Shoals Pkwy and Columbia Drive

AREA INFORMATION

- Great interstate-play with Traffic Counts of 145,778 VPD on I-285
- 71,898 Residents within 3 miles; 181,903 Residents within 5 miles!
- Over 1,200 Apartment Units within walking distance from site
- 15,769 Employees within 3 Miles; 40,127 within 5 miles
- Perimeter College is just 2 minutes away (2,674 Students)



TRAFFIC COUNTS

32,201 VPD – Flat Shoals Pkwy
15,700 VPD – Clifton Springs Rd
145,778 VPD – I-285

Total Population:
Daytime Employees:
Average HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	9,590	71,898	181,903
Daytime Employees:	3,598	15,769	40,127
Average HH Income:	\$60,821	\$67,276	\$77,642



*** CAN COMBINE TO CREATE 1.81 AC**

