







# For Lease

## New Grocery anchored mixed-use development in Decatur

- 12,000 sf of retail space available with a restaurant opportunity available up to 2,800 SF with outdoor patio.
- Includes approximately 250 unit multi-family residential development and 53,785 SF national grocer.
- Construction starts second quarter 2019 with a second quarter 2021 delivery.
- Total retail parking: ±268 spaces (4.0 spaces/MSF)
- Strategically located minutes from Downtown Decatur, within walking distance to restaurants, retail, the Marta station and local attractions.
- Within a 1-mile radius, the household income is \$118,849, and the population is 112,572 in a 3-mile radius.

## Traffic Counts

-  19,600  
West of E College Avenue on Derrydown Way
-  21,060  
East College Avenue on Glenn Street

-  14,790  
North Dekalb Industrial Way on Rimington Lane
-  17,590  
South Church Street on Bell Street

## Sam's Crossing

N Arcadia Ave & E Ponce de Leon Ave  
Atlanta, GA 30030

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## Demographics

1 Mile



17,086

Estimated population



20,197

Estimated daytime population



\$118,849

Average household income



39.6

Median age

3 Miles



112,572

Estimated population



89,276

Estimated daytime population



\$99,341

Average household income



36.1

Median age

5 Miles



333,281

Estimated population



113,274

Estimated daytime population



\$92,245

Average household income



35.9

Median age

