



FOR LEASE

New Publix 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.
- Approximately 54,000 SF Publix opening November 2021.
- Includes Notion, a Toll Brothers 290 unit multi-family residential development, that will deliver Spring 2022.
- Total retail parking: ±268 spaces (4.0 spaces/MSF)
- Strategically located minutes from Downtown Decatur, within walking distance to restaurants, retail, the Avondale 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.

Sam's Crossing Village

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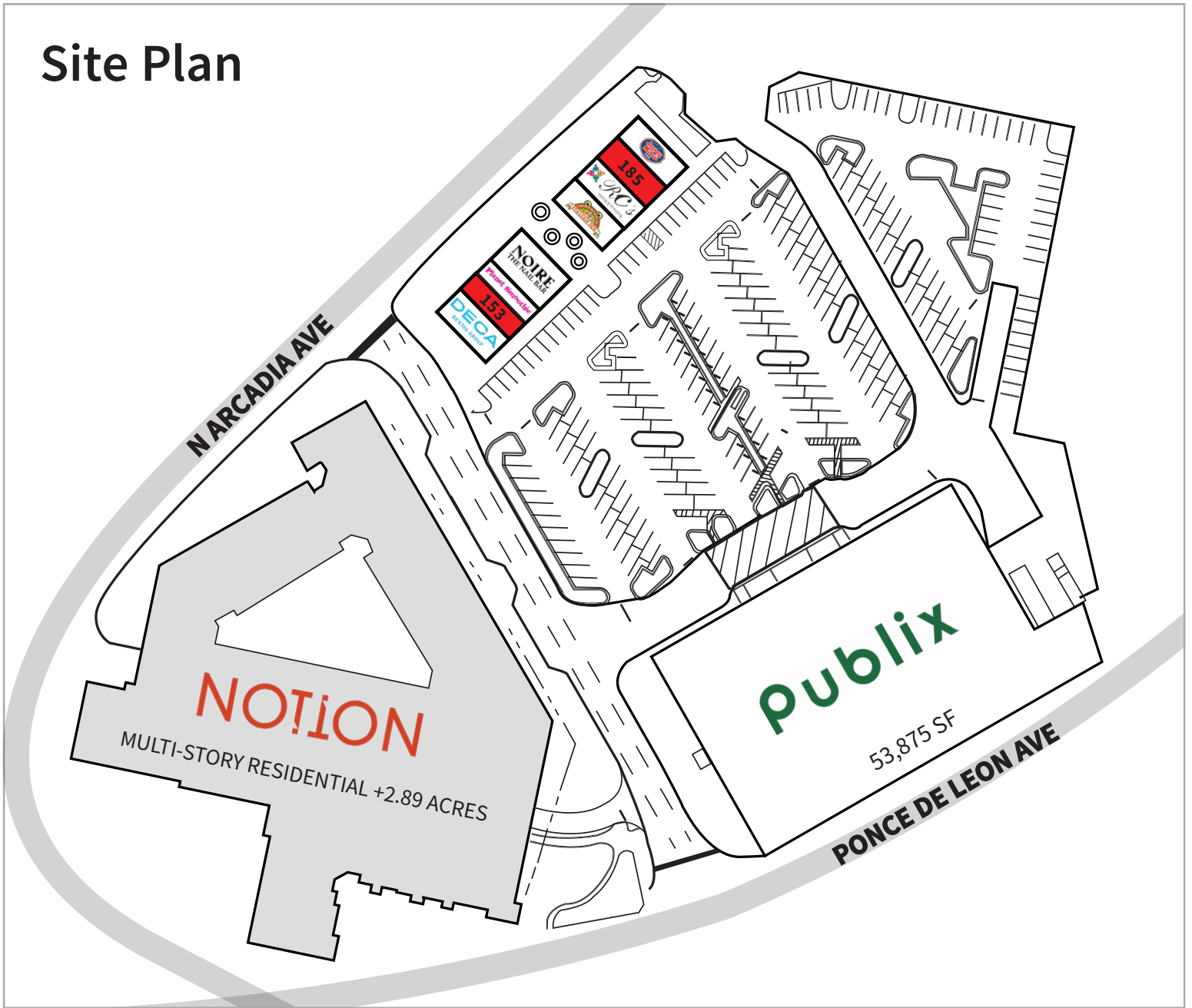
Traffic Counts

Vehicles Per Day

E Ponce de Leon Avenue	10,200
N Arcadia Avenue	13,600
College Avenue	19,900



Site Plan



SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)
Suite 151	DECA Dental	2,000	Suite 181	Jeremiah's Italian Ice & Ice Cream	1,200
Suite 153	AVAILABLE	1,400	Suite 183	RC's Waxing and Threading	1,200
Suite 157	Planet Smoothie	1,000	Suite 185	AVAILABLE	1,200
Suite 161	Noire Nail Bar	2,600	Suite 187	Jersey Mikes	1,400

Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	17,086	112,572	333,281
Estimated Daytime Population	20,197	89,276	113,274
Average Household Income	\$118,849	\$99,341	\$92,245
Median Age	39.6	36.1	35.9

Source: Esri, 2021