

Lithonia, GA - DeKalb County

Panola Crossings

PANOLA ROAD & SHIREWICK DRIVE • LITHONIA, GA • 30058



ALEX DEITCH
404.574.1045
alex.deitch@colliers.com

CHRIS ROUTLEDGE
404.574.1003
chris.routledge@colliers.com

COLLIERS SPECTRUM CAUBLE
5871 Glenridge Drive, Suite 400
Atlanta, Georgia, 30328
Phone: 404.252.2288
Fax: 404.252.8666
www.collierspectrumcauble.com

THE DEVELOPMENT

Panola Crossings is part of a new retail center in Lithonia, one of the fastest growing areas in DeKalb County.

AVAILABILITY

- ▶ Two 1,610 endcap restaurant spaces with patio areas
- ▶ 2,100± SF inline space
- ▶ 1± acre outparcels

LOCATION

Well positioned at the signalized intersection of Panola Road and Shirewick Drive, the development takes full advantage of the Snapfinger Woods Drive relocation project. The project includes widening of the Panola Road & I-20 interchange, just one mile north of center.

TRAFFIC COUNTS (GA DOT '07)

- ▶ 25,170 VPD on Panola Road, north of center
- ▶ 156,990 VPD on I-20, southeast of intersection

DEMOGRAPHICS (2008)

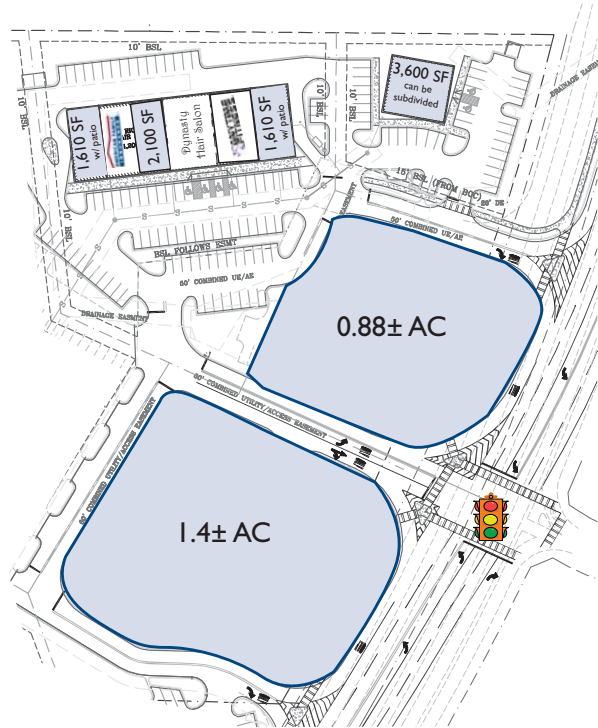
	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
POPULATION	9,089	90,882	199,152
HOUSEHOLDS	3,273	30,480	66,159
AVERAGE HH INCOME	\$57,969	\$64,044	\$68,025
MEDIAN HH INCOME	\$59,645	\$62,490	\$66,165

COLLIERS
SPECTRUM CAUBLE

Lithonia, GA - DeKalb County

Panola Crossings

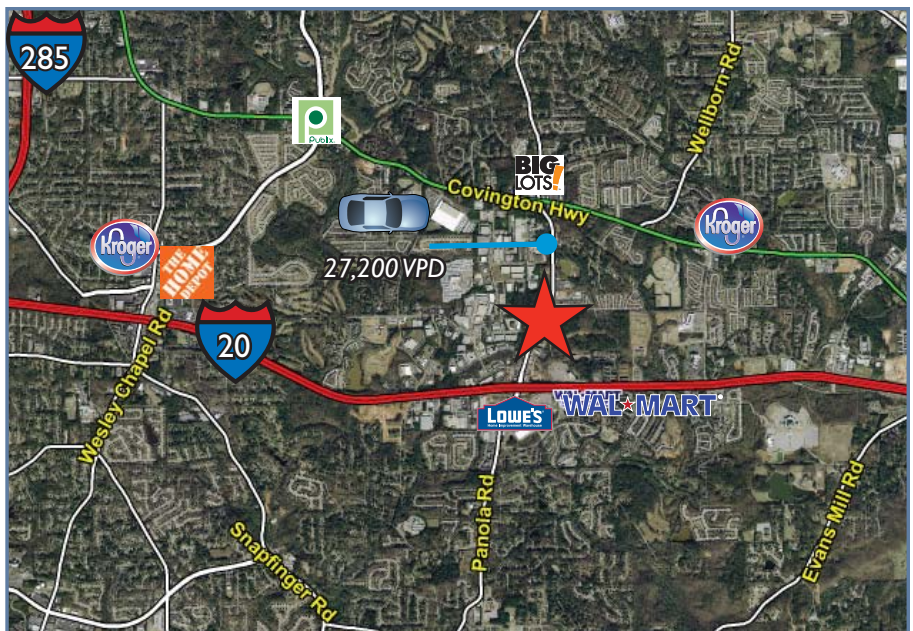
PANOLA ROAD & SHIREWICK DRIVE • LITHONIA, GA • 30058



ALEX DEITCH
404.574.1045
alex.deitch@colliers.com

CHRIS ROUTLEDGE
404.574.1003
chris.routledge@colliers.com

COLLIERS SPECTRUM CAUBLE
5871 Glenridge Drive, Suite 400
Atlanta, Georgia, 30328
Phone: 404.252.2288
Fax: 404.252.8666
www.collierspectrumcauble.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Colliers International is a worldwide affiliation of independently owned and operated companies.