

## Decatur, GA - DeKalb County

## Freestanding Restaurant Building

4790 FLAT SHOALS ROAD • DECATUR, GA • 30034



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#### THE OPPORTUNITY

This freestanding restaurant/retail building directly in front of Chapel Square Shopping center in Decatur, GA.

#### THE PROPERTY

- ▶ 978± SF restaurant/retail facility
- ▶ 2,900± SF site ideal for expansion
- ▶ Assumable ground lease

#### LOCATION AND ACCESS

Well positioned near the signalized intersection of Wesley Chapel Road and Flat Shoals Road, the building is easily accessible and highly visible. Located across the street from a popular Publix-anchored shopping center.

#### TRAFFIC COUNTS

- ▶ 14,460 VPD of Flat Shoals Road in front of site
- ▶ 30,380 VPD on Wesley Chapel Road west of Flat Shoals Road
- ▶ 18,540 VPD on Wesley Chapel Road east of Flat Shoals Road

#### DEMOGRAPHICS

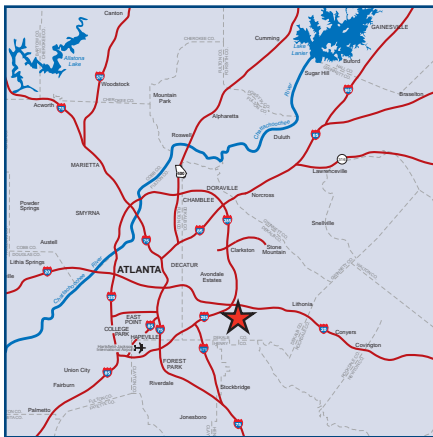
	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
POPULATION	9,354	65,635	173,765
HOUSEHOLDS	2,940	20,856	55,870
AVE. HH INCOME	\$81,919	\$71,112	\$64,449
MED. HH INCOME	\$86,566	\$72,247	\$63,618

**COLLIERS**  
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