



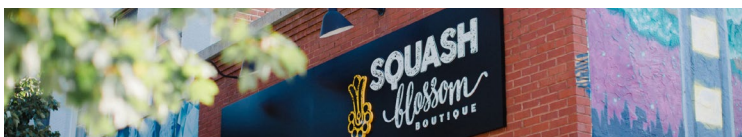
decatur

ATLANTA



Situated five miles east of Atlanta's CBD and Midtown districts, Decatur offers an intimate feel in a big city.

- Known for its arts & music festivals and food & restaurant scene; named one of the South's "Tastiest Towns"; A+ Niche rating for dining and nightlife, schools, and family atmosphere
- Home to Agnes Scott University, ranked #1 most innovative school in the country for the fourth consecutive year by U.S. News & World Report, and close proximity to Emory University
- Quick access to Downtown, Midtown, and North Atlanta via MARTA Decatur rail station; transit developments include \$950M of investment toward the Clifton Corridor rail extension in addition to bike infrastructure improvements
- West Court Square, located in the heart of downtown Decatur, features dual front entrance, great access to public parking, and diverse tenants such as Wells Fargo, Folk Art Restaurant, Clarity Fitness, and BCA Architecture
- Adjacent to West Court Square, the neighborhood's focal point, Decatur Square, features high-profile tenants like Iberian Pig, Jeni's Splendid Ice Creams, Leon's Full Service, Cafe Alsace, and White Bull
- A natural grid pattern and charming historic neighborhoods favor foot traffic, offering a distinct advantage for retail and office tenants
- Atlanta's metro area population ranks 9th in the country at approximately 5.9M people (34% increase since 2001) and is expected to grow to more than 8M people by 2040



By the Numbers



95
WALK SCORE



56
TRANSIT SCORE



41
MEDIAN AGE



75%
EDUCATIONAL ATTAINMENT*



\$189,283
AVG HOUSEHOLD INCOME*

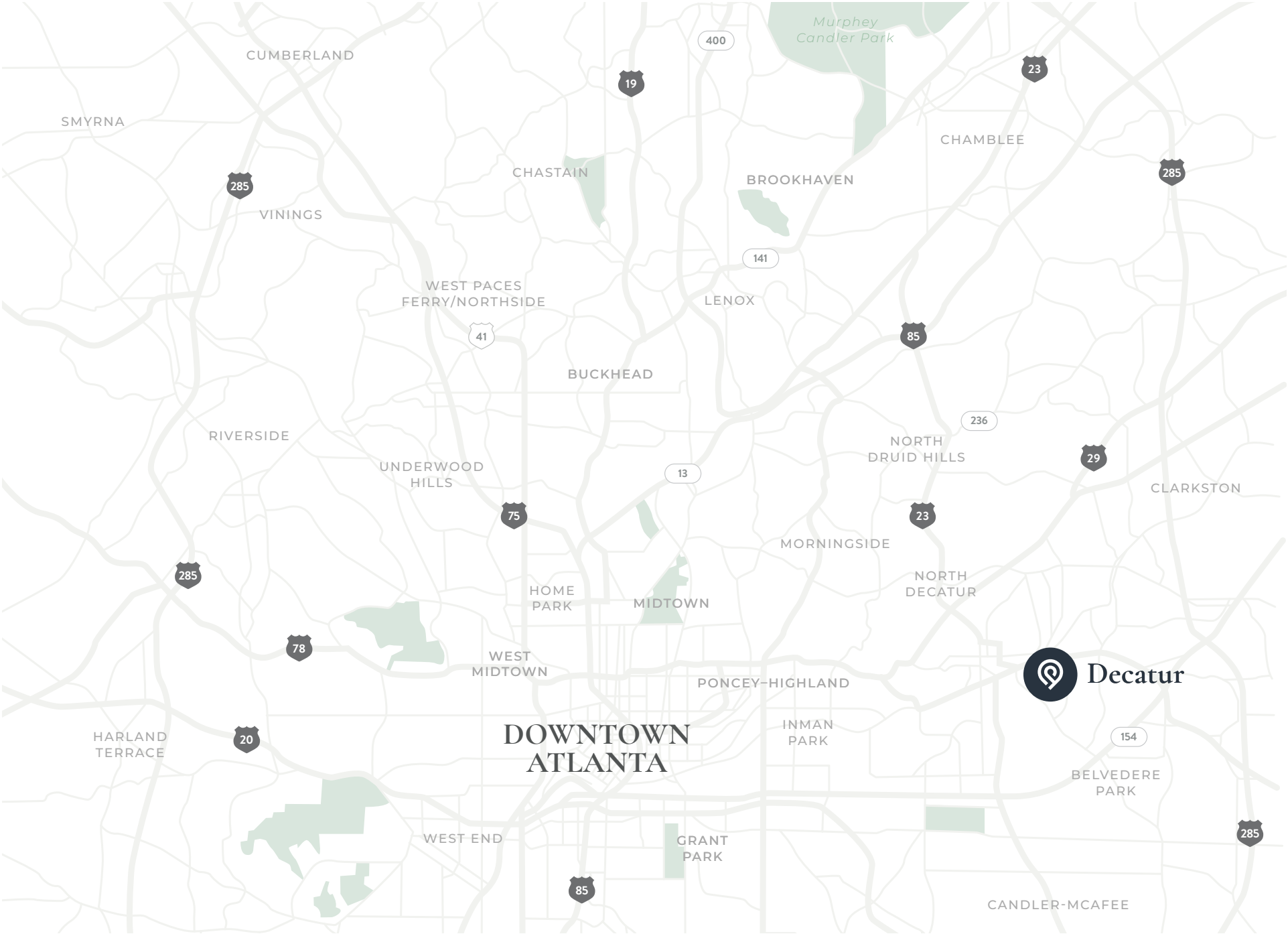


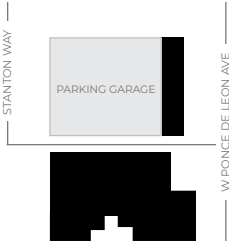
19,867
POPULATION*



158,780 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)

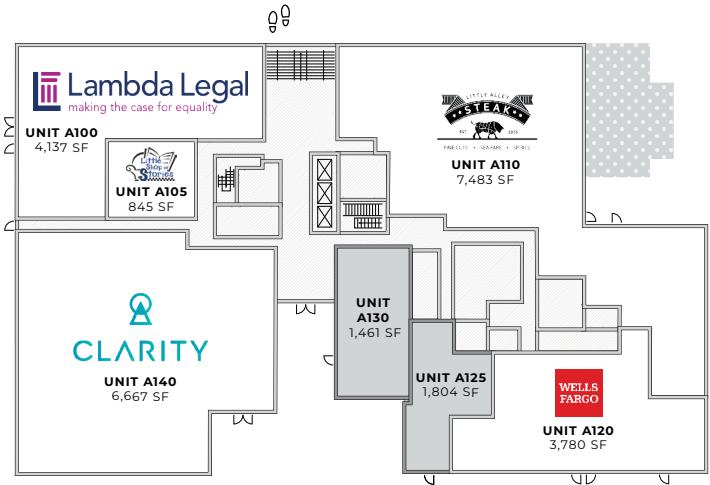
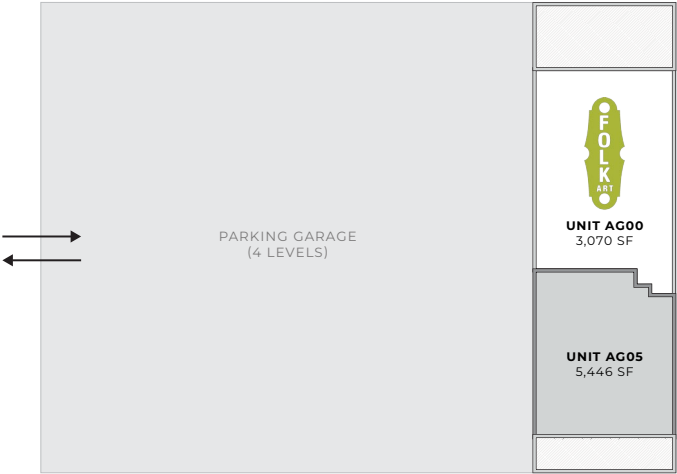




West Court Square

1 W CT SQUARE - GROUND

- AVAILABLE
- LEASED
- PATIO



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