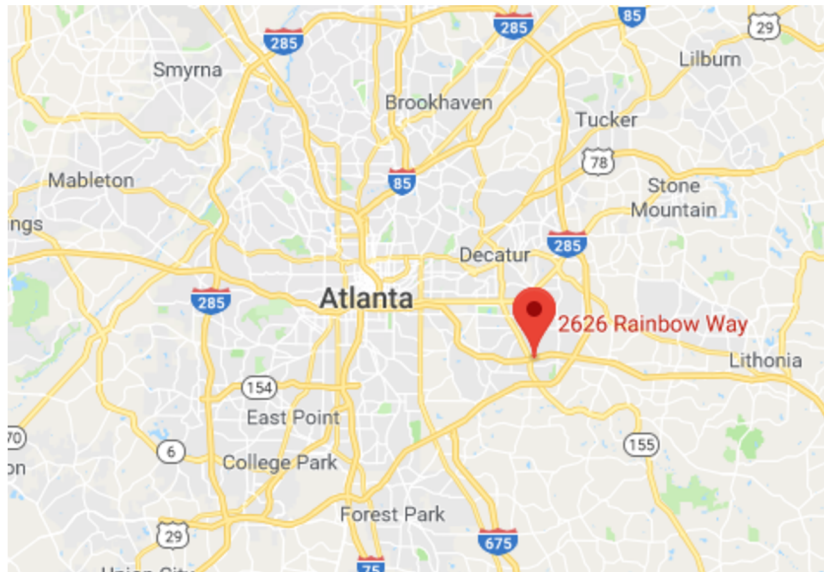
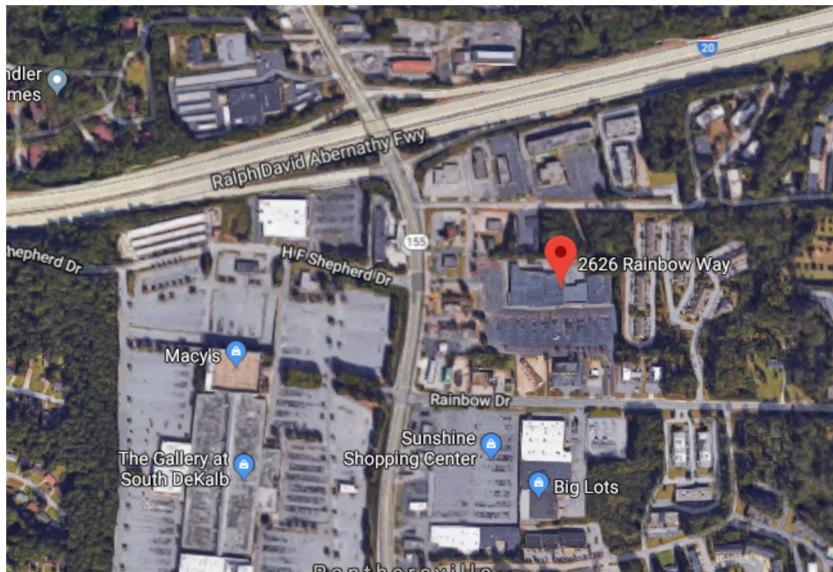


PRIME LOCATION - NOW LEASING

2626 RAINBOW WAY, DECATUR, GA 30034



TBRE
REAL ESTATE SERVICES



Premier Retail Leasing Opportunity – South DeKalb Marketplace, Decatur, GA

South DeKalb Marketplace presents a rare opportunity to position your business in a high-traffic retail destination in one of suburban Atlanta's most established and densely populated trade areas. This 80,332 SF shopping center, situated on a large 10-acre parcel, offers prime frontage along Candler Road and immediate access to major highways, providing unmatched connectivity to the surrounding community.

Property Highlights

- Prime Location: Across from South DeKalb Mall, off I-20, and 2 minutes from I-285
- Strong Traffic Counts: 37,850 VPD (vehicles per day)
- Dense Demographics: 92,965 residents within 3 miles, 218,000+ residents within 5 miles
- True Infill Location: Positioned for long-term growth over the coming decades

Location Advantages

- Highly visible tall pylon sign on Candler Rd
- Surrounded by regional shopping destinations and national retailers
- Immediate customer draw from Interstate 20 and Interstate 285
- Strong daytime and residential population ensuring steady foot traffic
- Infill market with consistent demand and limited future retail supply
-

Why Choose South DeKalb Marketplace?

- Turnkey anchor space available for immediate use
- Flexible floor plans to suit a variety of businesses
- Positioned for long-term tenant success

📞 Contact us today to schedule a private tour and secure your space in this thriving retail hub before it's gone.

Available Spaces South Dekalb Marketplace



Unit	Status	Approx. SF	Base Rent (\$/SF)	NNN (2025, \$/SF)	Notes
2626-B	Vacant	4,000	\$9-\$13	\$2.92	
2626-H	SALON SUITES	9,600	--	\$2.92	
2630-A	NAILS LUV & SPA	2,087	--	\$2.92	
2630-C	Vacant	1,096	\$9-\$13	\$2.92	
2630-D1	FIRST CITIZENS BANK	2,170	--	\$2.92	
2630-D3	A PLUS INCOME TAX	1,108	--	\$2.92	
2630-E&F	Vacant	2,199	\$9-\$13	\$2.92	Can be combined with 2630-H
2630-H	Vacant	1,171	\$9-\$13	\$2.92	Can be combined with 2630-E&F
2632	Vacant	18,000	\$9-\$13	\$2.92	Can be combined with 2630-H

