

# 2501 Park Central Blvd.

Decatur, GA 30035

INDUSTRIAL/FLEX  
AVAILABLE



## 4,400 & 8,800 SF AVAILABLE FOR LEASE

- ◆ Two 10x10-foot dock height (48") drive-up bays and 18-foot ceilings.
- ◆ Office to warehouse ratio of 85% and 15%, respectively.
- ◆ Ample on-site parking.
- ◆ Superb regional access via I-20 and I-285.
- ◆ Great for small manufacturing company, ecommerce business, 3PL, logistics, and fulfillment.

DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Population	5,753	80,953	176,845
2027 Population	6,008	82,972	180,870
2022-2027 Projected Population Growth	4.43%	2.49%	2.28%
<b>Income</b>			
Average Household Income	\$50,711	\$53,102	\$53,837
Median Home Value	\$153,695	\$155,336	\$165,973



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