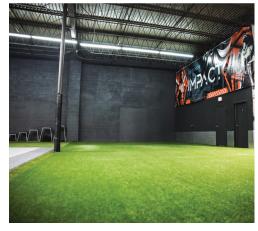
2501 Park Central Blvd.

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 fullfillment.

DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Population			
2022 Population	5,753	80,953	176,845
2027 Population	6,008	82,972	180,870
2022-2027 Projected	4.43%	2.49%	2.28%
Population Growth			
Income			
Average Household Income	\$50,711	\$53,102	\$53,837
Median Home Value	\$153.695	\$155.336	\$165.973
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