



Suite #	Co - Tenants	Square Feet	Note
1	1401 <b>Vacant</b>	49,950	Previously 24 hour grocery store. Will subdivide.
2	- Dollar Tree	-	
3	- H&R Block	-	
4	- Rent-A-Center	-	
5	- Dollar General	-	
6	- The Sun Room	-	
7	- Fashion Divine	-	
8	- Metro PCS	-	
9	- Soundcheck	-	
10	1485 <b>Vacant</b>	4,000	Previously educational classrooms.
11	- Tracy's Salon	-	
12	- Wingstop	-	
13	- Kings Liquor	-	
14	1505 B <b>Vacant</b>	37,000	Temperature controlled and sprinkled. Previously a call center.
15	- Mi Peublito Mexican Restaurant	-	Voted top Tex-Mex restaurant in Decatur
16	- Cricket	-	
17	- Citi Trends	-	
18	1663 <b>Vacant</b>	3,300	Previously medical office.
19	- Pizza Hut	-	
20	- M&M Nails	-	
21	- First Wok Chinese Restaurant	-	Voted top Chinese restaurant in Decatur
22	- Steam Engine Vaping	-	
23	- Regions Bank	-	
24	- Dotty's	-	
25	NA Vacant – Ground lease available (Previously Kroger Fuel)	-	Service station brand new in 2015, fully removed in 2019. NFR letter available.

**Contact real estate brokers for all leasing inquiries**



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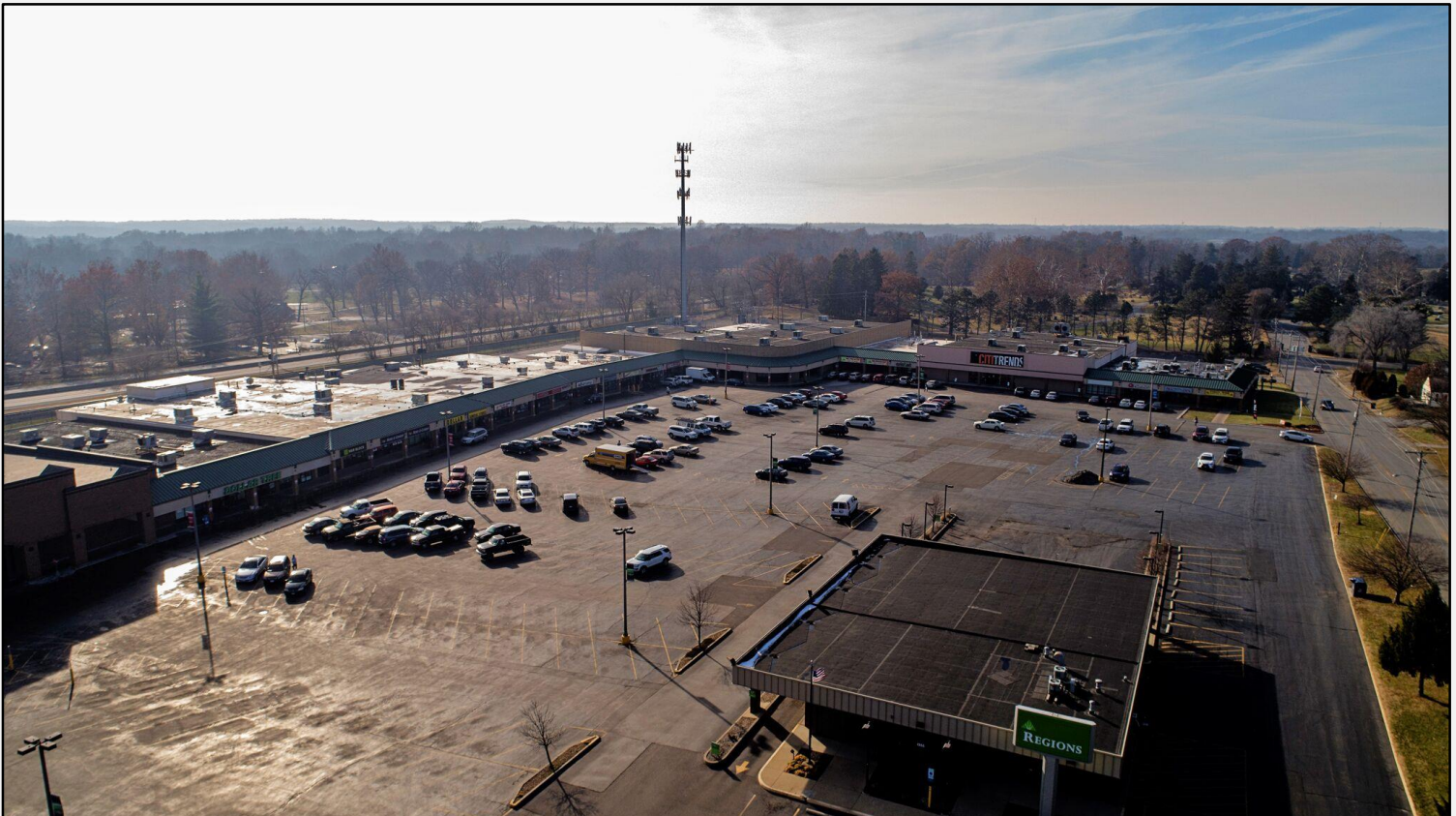
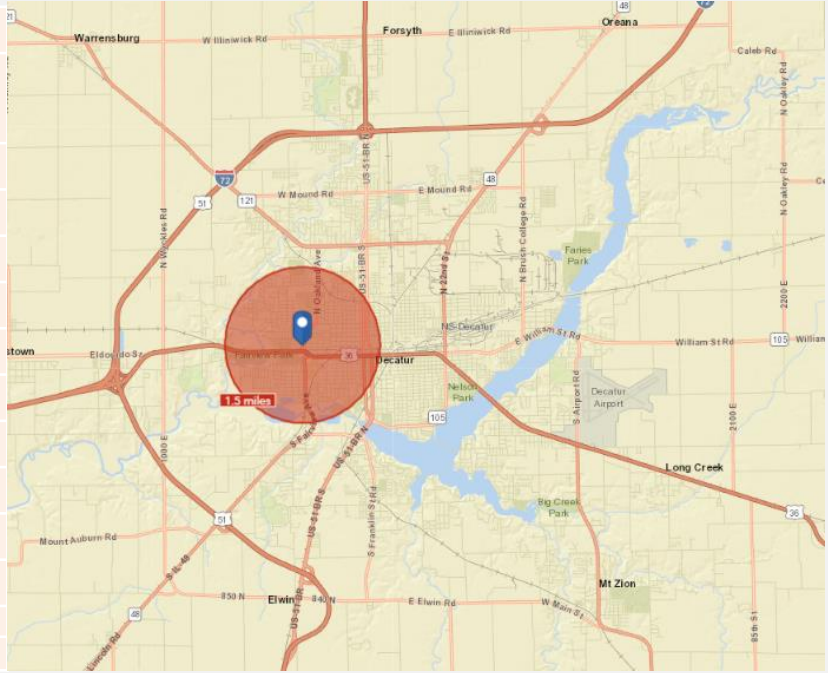
# Fairview Park Plaza

### Key Facts within 1.5 mile radius

Population	22,514
Avg Household Size	2.3
Median Age	34.1
Median Household Income	\$62,626
Per Capita Income	\$35,750
Median Net Worth	\$201,901
Total Businesses	859
Total Employees	9,848

All data sourced from ESRI

\*Income derived from three census blocks







**Big Box Space Available – Will Subdivide**  
*Previously 24 Grocery Store*

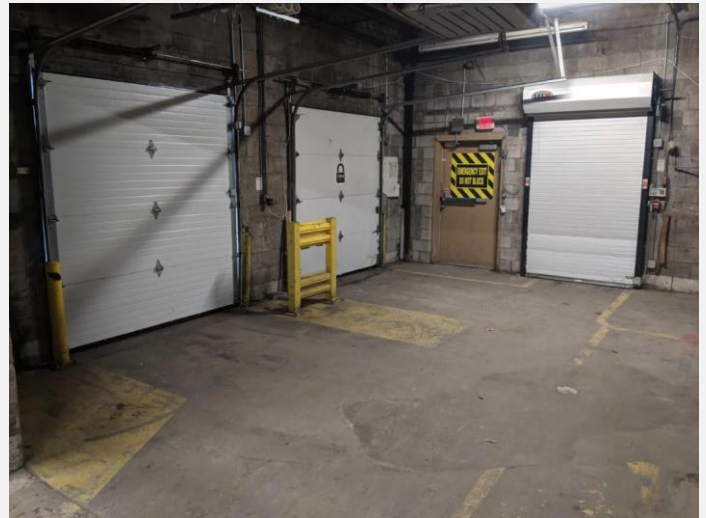
- Up to 49,950 square feet previously operating as a full service grocery store with Gas Station installed in 2015, liquor department and pharmacy.
- Produce, meat, seafood, freezer, floral, deli and bakery.
- Past tenant sales FYE 9/30 grocery sales only :
  - 2013 - \$21,702,847
  - 2014 - \$21,535,360
  - 2015 - \$25,115,062
  - 2016 - \$21,787,058
  - 2017 - \$21,954,226
- Zoned B-3 for Planned Shopping District
- Tenant has rights up to 500 parking spaces
- Fiber optic accessible
- Roof is approximately 6 years old
- Full time property maintenance and local management



**Fairview Park Plaza**

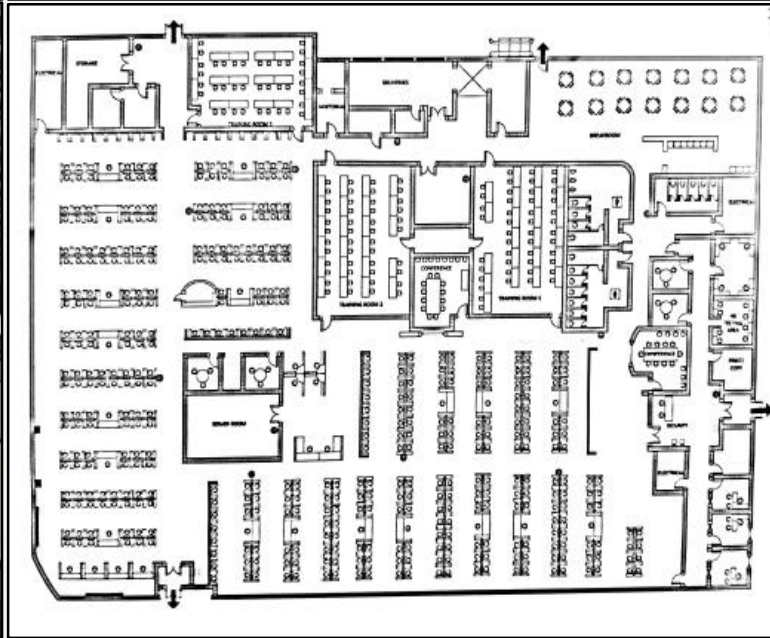


**Big Box Space Available – Will Subdivide**





**Fairview Park Plaza**



**Space Available**

*Previous use included call center and secured document storage*

- Approximately 37,000 square feet per floor (74,000 sq ft total)
- High Speed Fiber Optic Available On-Site
- Sprinkler systems
- 3 dock doors and freight elevator
- Ample power capacity 3 Phase, 600 Amp, 480 V
- Parking availability over 300 spaces



# Fairview Park Plaza



## **Space Available**

*Previously Community College Extension Center*

- Approximately 4,000 total square feet (floor plan available)
- Currently split into two large classrooms with lobby
- Can be subdivided
- High Speed Fiber Optic Accessible
- Perfect for retail or office use with shopping center visibility



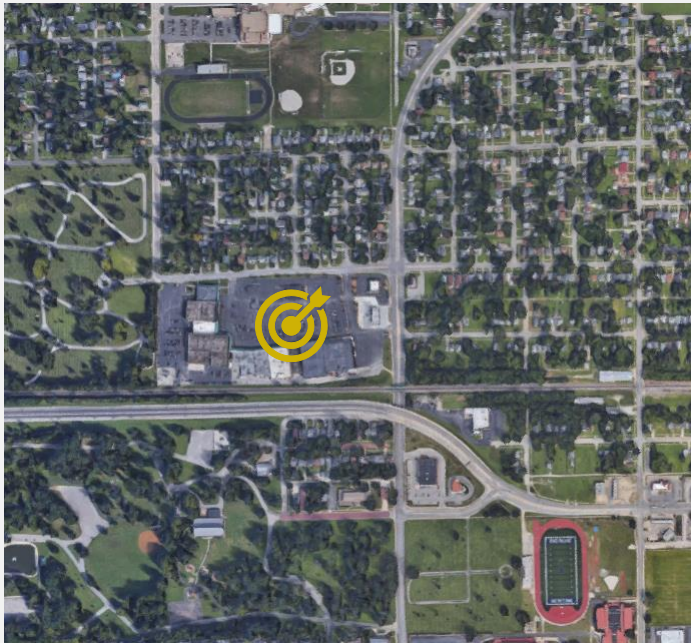
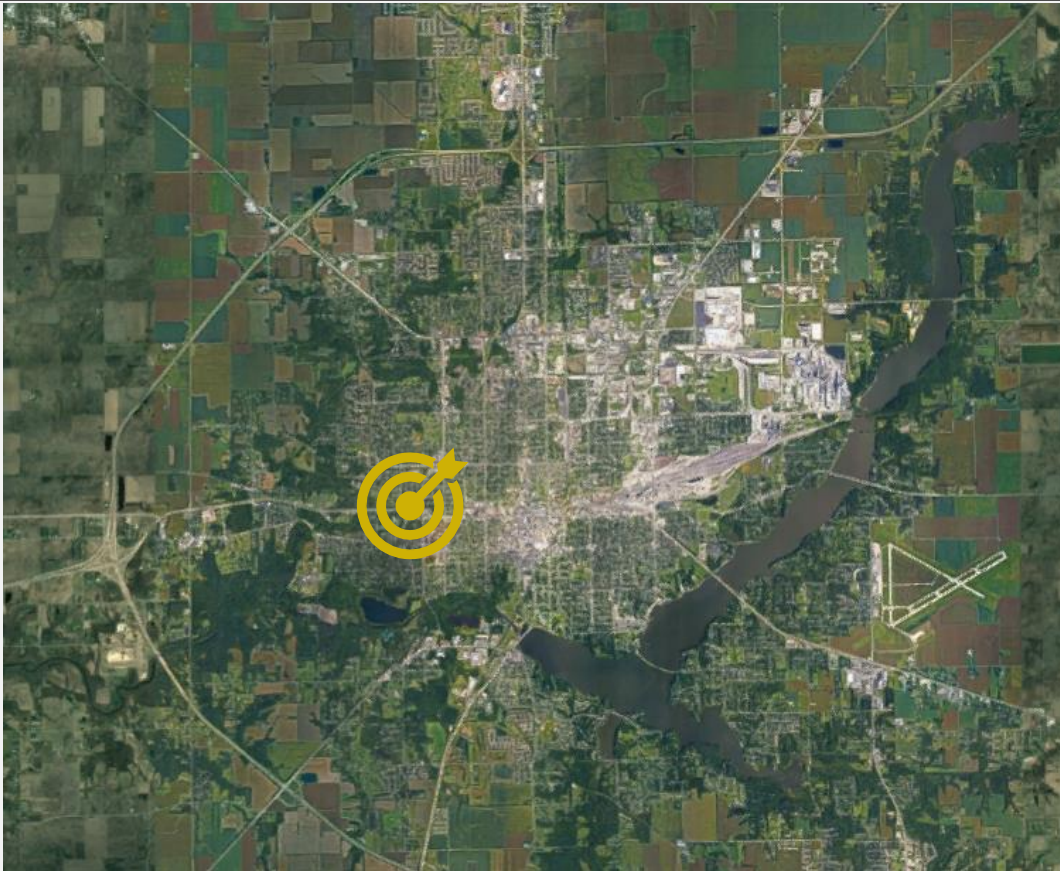


**Medical Space Available**  
*Previously Express Care Facility*

- Approximately 3,300 total square feet (floor plan available)
- Eight exam rooms, office, reception, patient waiting area, nursing station, three ADA restrooms
- Turn-key medical office
- High Speed Fiber Optic Accessible



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