

FOR
LEASE

VILLAGE AT FLAT SHOALS

4920 Flat Shoals Parkway, Decatur, GA 30034



SPACE AVAILABLE | 1,400 - 2,800 SF

PROPERTY HIGHLIGHTS

- Excellent location adjacent to Aldi and across from two grocery-anchored centers
- Tenant lineup includes a great blend of national and local retailers and restaurants
- Excellent visibility, signalized entrance, and ample parking
- Easy access to I-20 and I-285



COURTNEY BRUMBELOW

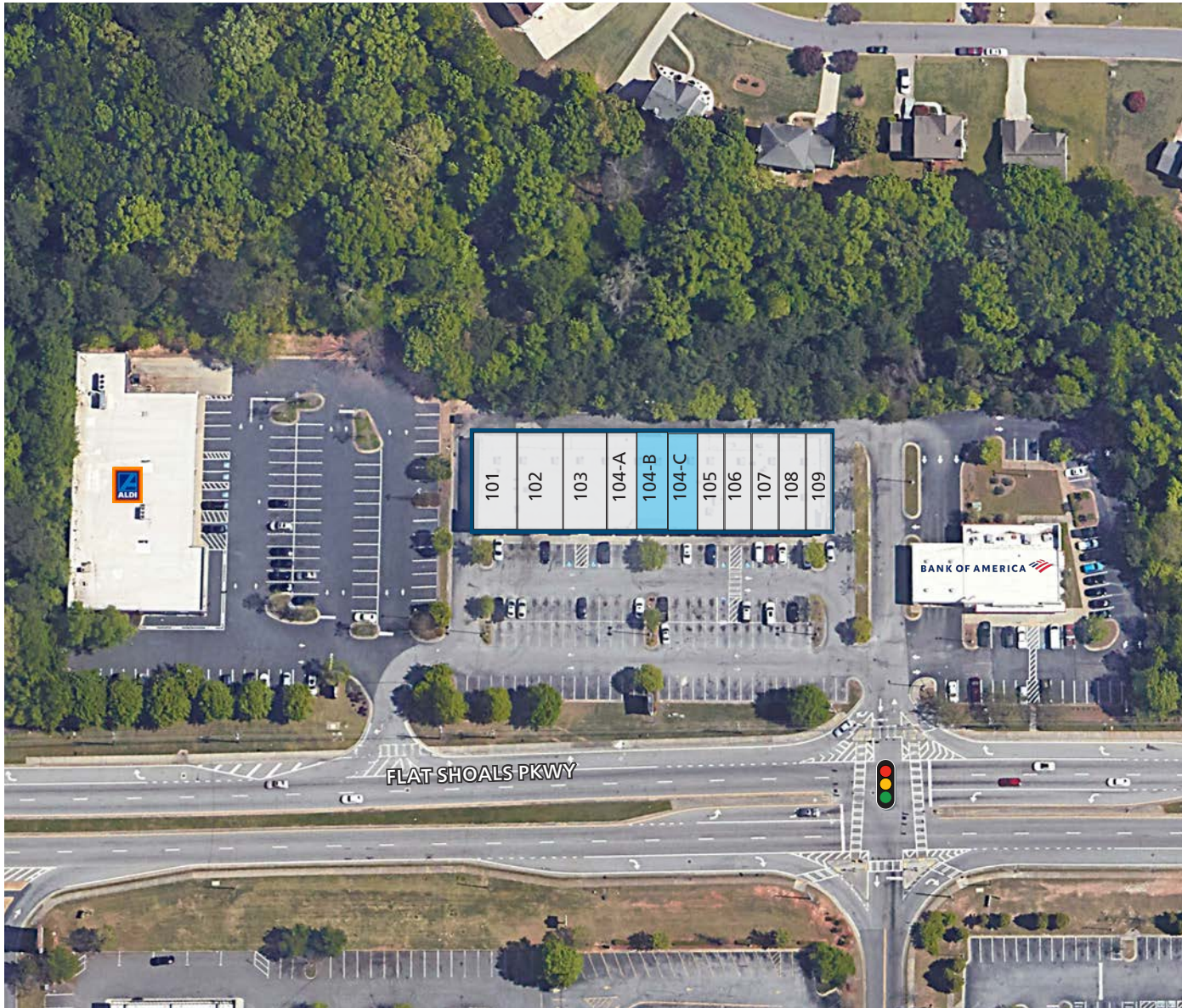
P: 770.913.3905

E: cbrumbelow@ackermanco.net

Ackerman Retail
A DIVISION OF ACKERMAN & CO

VILLAGE AT FLAT SHOALS

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STE	TENANT	SF
101	SMOOTHIE KING	
102	WING STOP	
103	HAIR SALON	
104-A	WE CAN FIX IT	
104-B	AVAILABLE	1,400
104-C	AVAILABLE	1,400
105	METRO PCS	
106	LITTLE CAESARS	
107	PESOS MEXICAN CANTINA	
108	ROSE NAILS	
109	SUBWAY	

AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	8,810	64,937	167,273
HOUSEHOLDS	3,403	24,152	63,533
AVG HH INCOME	\$92,253	\$90,267	\$89,262

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