



**3951 Snapfinger  
Parkway, Decatur  
GA 30035**

AVAILABLE : 1,000 - 5,000 SQFT.

## PROPERTY FEATURES

- On-site security
- Property management team on-site
- 24/7 security cameras
- 24-hour key-card access for tenants
- Close proximity to I-20 and I-285
- High-speed fiberoptics available
- Conference room
- 500-seat event center
- Free parking
- 5-acre site with lush landscaping
- Competitive lease rates

## PROPERTY RENOVATIONS

- New LED lighting (2022)
- New EPDM roof (2023)
- New elevator system and remodeled elevator interior (2023)
- New boiler system (2022)
- Resealed parking lot (2023)
- Lobby and restroom renovation scheduled for 2024
- Building café coming in 2024

For Leasing Information please contact : **Curtis Shaw**

3951 Snapfinger Parkway, Suite 33   
(404) 286-7792   
contact@ffinc.org 

# INTERIOR PHOTOS



500-Seat Event Hall



Building Conference Room

# INTERIOR PHOTOS

Renovation to be completed in 2024



## POPULATION

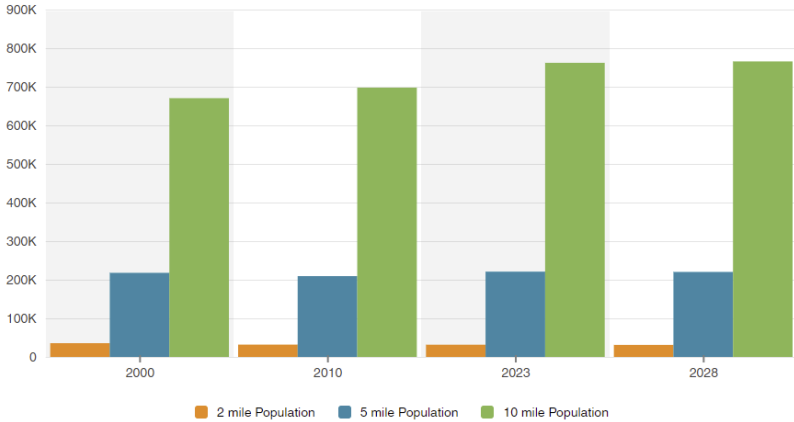
Population	2 mile	5 mile	10 mile
2010 Population	31,933	209,418	697,728
2023 Population	31,653	220,906	762,025
2028 Population Projection	31,187	220,194	765,624
Annual Growth 2010-2023	-0.1%	0.4%	0.7%
Annual Growth 2023-2028	-0.3%	-0.1%	0.1%
Median Age	40.1	37.7	37.4
Bachelor's Degree or Higher	24%	27%	37%
U.S. Armed Forces	0	93	453

## HOUSEHOLDS

Households	2 mile	5 mile	10 mile
2010 Households	11,635	77,070	276,653
2023 Households	11,477	81,430	302,227
2028 Household Projection	11,304	81,183	303,613
Annual Growth 2010-2023	0%	0.2%	0.6%
Annual Growth 2023-2028	-0.3%	-0.1%	0.1%
Owner Occupied Households	7,730	50,263	170,794
Renter Occupied Households	3,575	30,921	132,819
Avg Household Size	2.7	2.6	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$311.5M	\$2.1B	\$8.9B

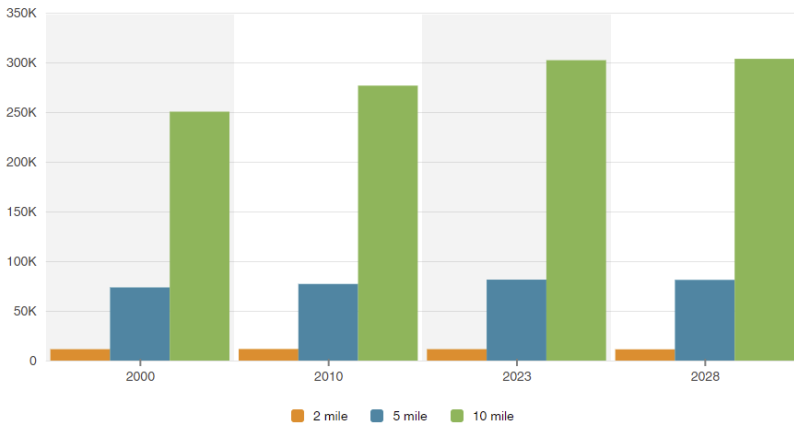
## POPULATION

Population



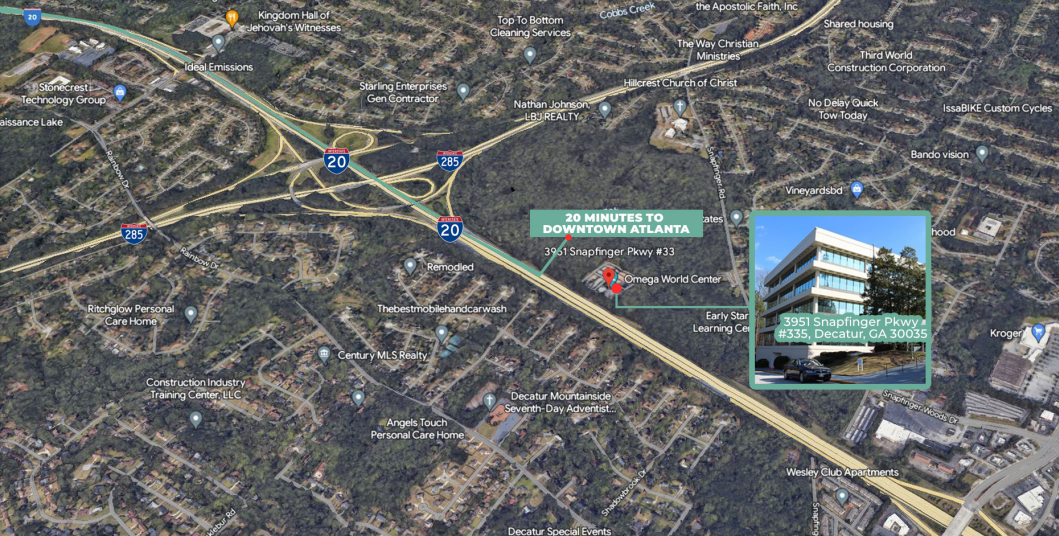
## HOUSEHOLDS

Households



# MAP

## Aerial View



## Nearby Retail Businesses



# CURTIS SHAW

3951 Snapfinger Parkway, Suite 335 

(404) 286-7792 

contact@ffinc.org 

