



Family Dollar (9,180 SF)

Atlanta MSA – FOR LEASE

**2500 Snapfinger Rd
Decatur, GA 30034**

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Property Overview

Property Description	
USAGE	Single-Tenant Retail
BUILDING SIZE	9,180 SF
LOT SIZE	1.67 acres
PARKING	40
YEAR BUILT	2010
ZONING	C-1 (Commercial)
AVAILABILITY	Vacant or Deliverable Upon Sale
POTENTIAL USES	Retail, Grocery, Medical, Redevelopment
ROAD FRONTAGE	±175 feet

Investment Highlights

- ✓ Prime Signalized Corner Location. Positioned at the intersection of Snapfinger Rd and Wesley Chapel Rd, with 25,000+ vehicles per day and direct access to I-20 and I-285.
- ✓ High-Density Southeast DeKalb Market. Serves a population of 150,000+ within a 5-mile radius, with strong demand for everyday retail and essential services.
- ✓ Redevelopment or Re-Tenanting Opportunity. Flexible 9,180 SF freestanding building with excellent visibility — ideal for grocers, discount retailers, healthcare users, or community services.
- ✓ Established Retail Trade Area. Surrounded by Kroger, Walgreens, AutoZone, and schools, with steady traffic from nearby residential and institutional users.
- ✓ Modern Site Infrastructure. Built in 2010 with ample parking, monument signage, and a rear loading dock.
- ✓ Vacant & Ready for Occupancy. Available for lease, owner-user purchase, or repositioning — free of tenant restrictions.
- ✓ Limited Grocery/Discount Retail Competition. Prior grocery use offers a backfill opportunity in a retail-scarce corridor.
- ✓ Superior Regional Access. Just minutes from I-20, I-285, and key arterials linking to Decatur, South DeKalb, and Downtown Atlanta.
- ✓ Essential Retail Format. Layout supports food, medical, or discount retail — high-utility asset in an underserved trade area.



Property Description & Area Overview

This site is located in **unincorporated South DeKalb County**, within a rapidly evolving corridor marked by active reinvestment and redevelopment. It lies near the **high-traffic intersection of Snapfinger Road and Wesley Chapel Road**, one of the region's most established retail nodes.

Area & Market Highlights:

- **Population:** 153,000+ within a 5-mile radius
- **Median Household Income (5-mi):** \$56,000+
- **Nearby Employers:** DeKalb Medical Center, Emory Hillandale Hospital, Georgia Piedmont Tech, DeKalb County Government
- **Nearby Schools:** Towers High School, Chapel Hill Middle, Columbia High (all within 2 miles)
- **Retail Anchors Nearby:** Walgreens, Family Dollar, AutoZone, Boost Mobile, Pizza Hut, Dollar General, Kroger
- **Connectivity:** Just 2 miles to I-20 and under 4 miles to I-285

Regional Development Highlights:

- **Wesley Chapel Towne Center Revitalization** – New community retail and neighborhood services underway
- **Corridor Improvements** – Enhanced lighting, safety features, and walkability funded through the SNAP program (Southwest Neighborhood Access Plan)
- **Strong MARTA Access** – Proximity to multiple bus routes and connectivity to Panola Rd and Candler Rd corridors



Opportunity Summary

This offering represents a rare chance to acquire a **freestanding retail building with solid bones**, generous parking, and flexibility in a **high-need area** of Metro Atlanta. The building is well-suited for:

- Neighborhood grocers or ethnic markets
- Discount retail
- Urgent care or medical
- Community services
- Owner-occupant or investment resale

Whether you're seeking a new flagship location, a backfill for an active trade area, or a redevelopment play, **2500 Snapfinger Rd** provides location, scale, and versatility that are hard to replicate.



Location Description – Decatur | DeKalb County | Metro Atlanta MSA

Dynamic Growth in the Southeast's Powerhouse Market

Decatur is a vibrant and historic city in **DeKalb County**, a core component of the **Atlanta MSA**, the nation's **8th-largest economy**. The area continues to see population growth and reinvestment, driven by its strong transportation network, educational institutions, and healthcare anchors.

Prime Accessibility & Traffic

Located at the intersection of **Snapfinger Road and Wesley Chapel Road**, the property sees **25,000+ VPD** and sits just:

- 2 miles from **Interstate 20**
- 4 miles from **Interstate 285**
- 15 minutes from **Downtown Atlanta**

This prime frontage allows easy access for both local consumers and regional commuters.

Established Residential Density

More than **150,000 residents** live within a 5-mile radius, supported by strong demand for neighborhood-serving retail and essential services.



Surrounded by National Brands

Nearby retailers and service providers include:

- **Kroger**
- **Walgreens**
- **AutoZone**
- **Dollar General**
- **Pizza Hut**

The surrounding area also includes schools, churches, medical clinics, and apartment communities that generate daily traffic.

Top Regional Employers Within 30 Miles

-  **Emory University & Healthcare** – Georgia's largest employer (40,000+ employees)
-  **Centers for Disease Control (CDC)** – National HQ in DeKalb
-  **DeKalb County Government & School District** – 25,000+ combined employees
-  **Kroger Southeast Distribution Center** – Key logistics hub
-  **Porsche Cars North America HQ** – Located near Hartsfield-Jackson Airport

Ongoing Reinvestment & Development

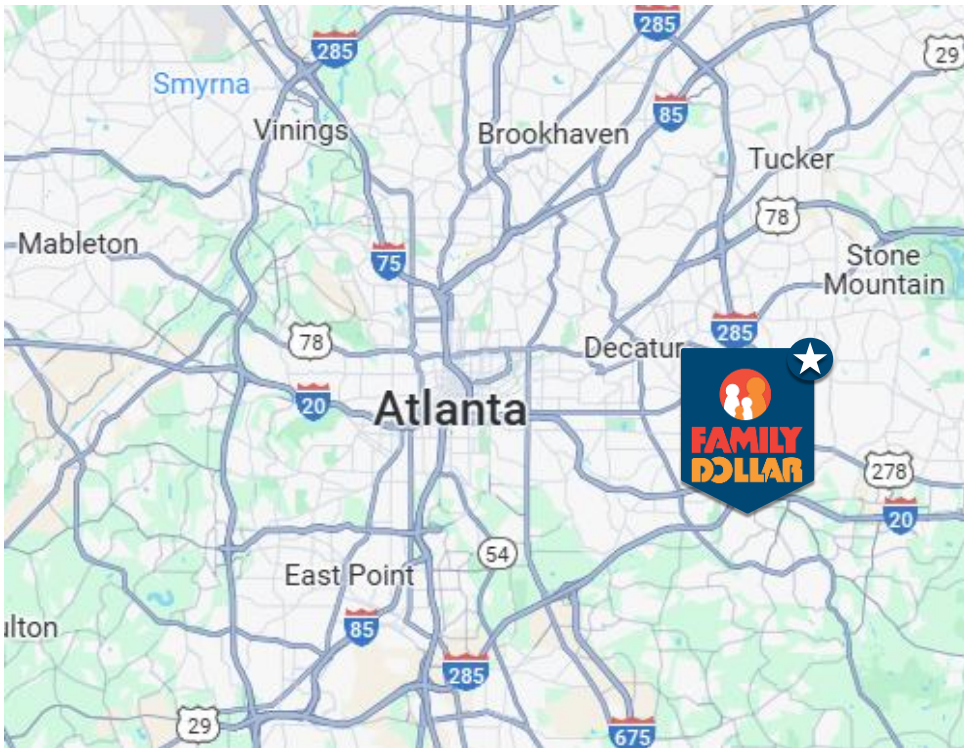
The property sits within an area benefiting from public and private investment:

Strategic Location for Retail & Redevelopment

With strong traffic, population density, and regional connectivity, **2500 Snapfinger Road** is a rare opportunity to backfill or reposition a retail building in a high-need, underserved trade area of Metro Atlanta.



Location Description & Demographics



	2 miles	5 miles	10 miles
2020 Households	12,886	79,883	278,830
2024 Households	12,304	79,457	282,259
2029 Household Projection	12,172	79,279	284,822
Annual Growth 2020-2024	-0.5%	0.1%	0.7%
Annual Growth 2024-2029	-0.2%	0%	0.2%
Median Age	41.1	39.1	37.6

	2 miles	5 miles	10 miles
Income			
Avg Household Income	\$75,151	\$72,673	\$94,256
Median Household Income	\$60,261	\$57,462	\$68,484

	2 miles	5 miles	10 miles
Housing			
Median Home Value	\$196,724	\$198,832	\$265,170
Median Year Built	1980	1982	1983



Key Metrics

AVAILABILITY	PROPERTY	SUBMARKET	
		2-4 STAR	SUBMARKET
Market Asking Rent/SF	\$26.33	\$18.26	\$18.23
Vacancy Rate	0%	2.4%	2.3%
Vacant SF	0	279K	284K
Availability Rate	-	2.7%	2.6%
Available SF Direct	-	300K	305K
Available SF Sublet	-	16.8K	16.8K
Available SF Total	-	315K	320K
Months on Market	-	8.3	8.3

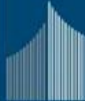
INVENTORY	PROPERTY	SUBMARKET	
		2-4 STAR	SUBMARKET
Existing Buildings	1	1,027	1,125
Inventory SF	9.2K	11.8M	12.3M
Average Building SF	-	11.5K	10.9K
Under Construction SF	-	6.7K	6.7K
12 Mo Delivered SF	-	11.9K	11.9K







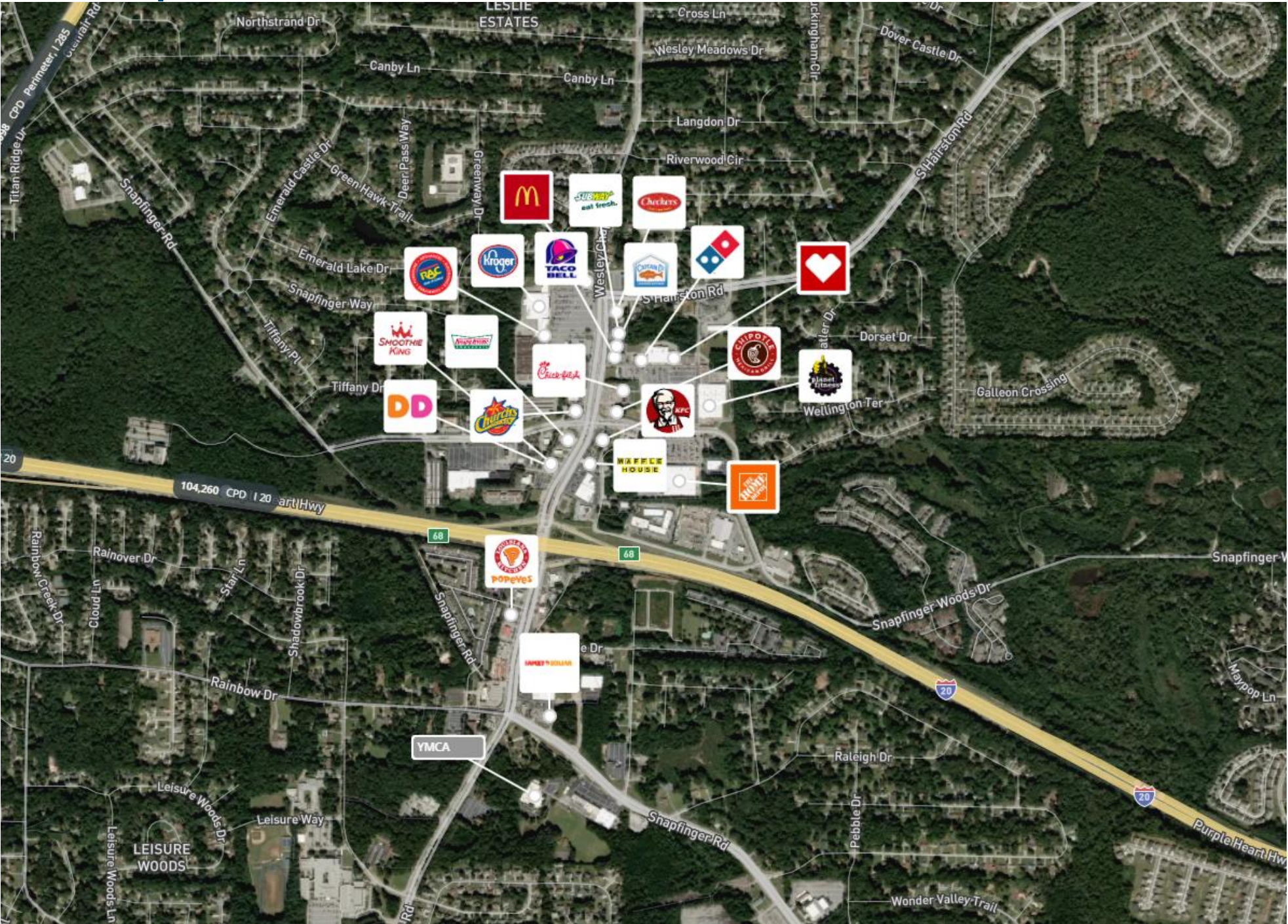
Building Photos



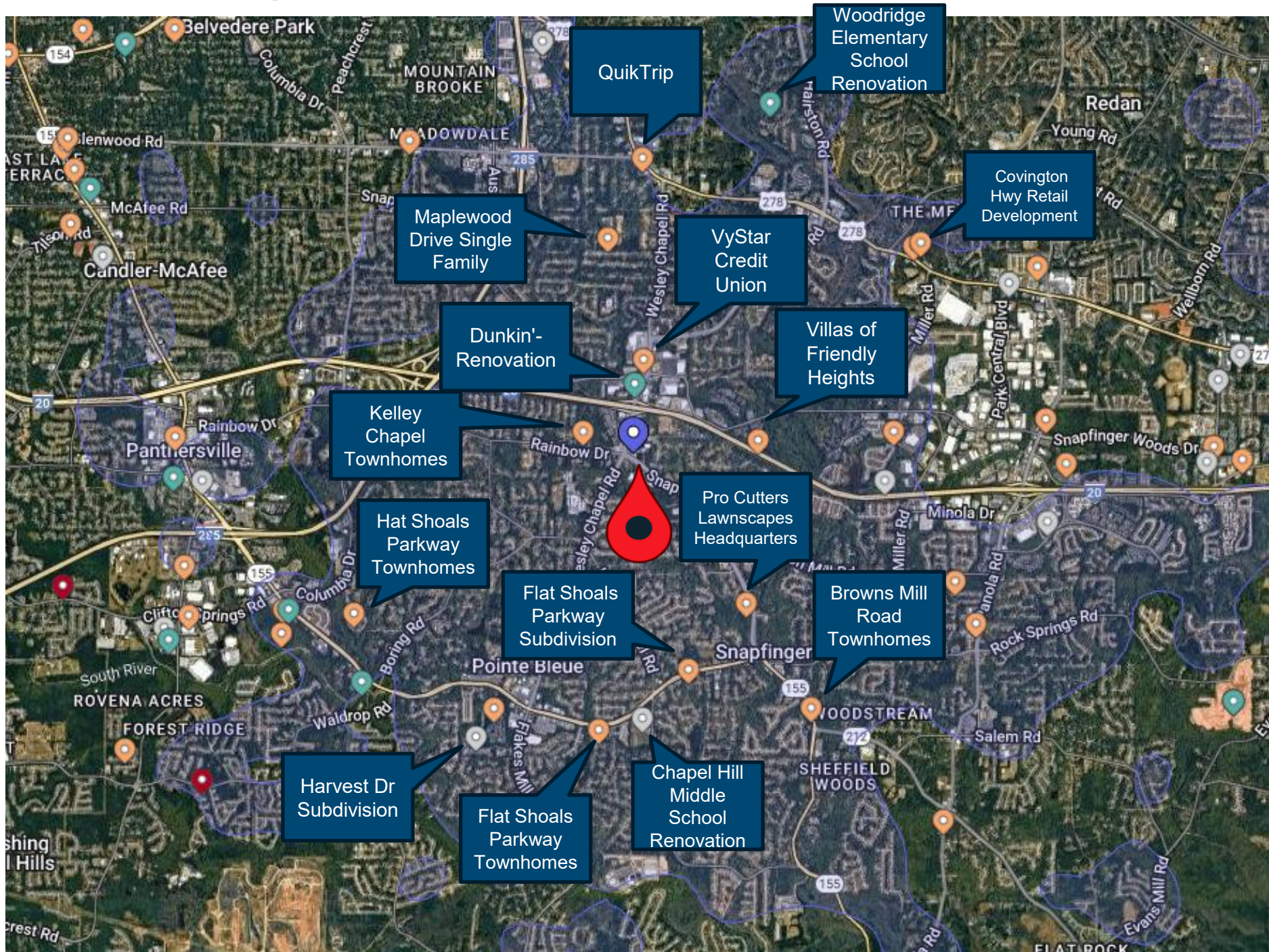
Aerial Photos



Area Map



Planned Development





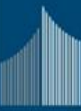
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