

RESTAURANT AND RETAIL SPACE AVAILABLE FOR LEASE



Pencil Factory Shops

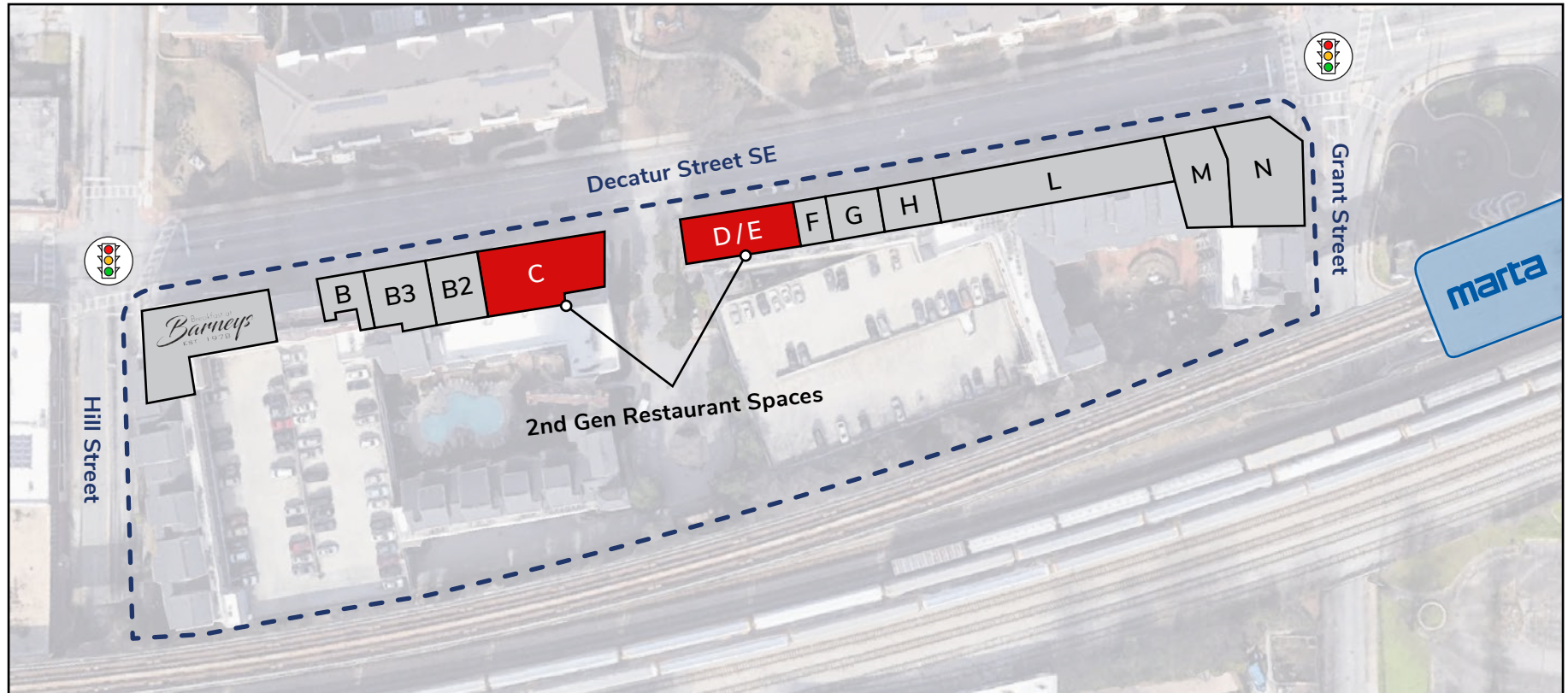
349 DECATUR STREET SE, ATLANTA, GA 30312





Pencil Factory Shops

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PROPERTY HIGHLIGHTS

- Adjacent to King Memorial MARTA station
- Immediate access to I-75, I-85, and I-20
- Nestled within the flourishing Grant Park, Inman Park, Little Five Points, Decatur, Kirkwood, and Edgewood neighborhoods
- Close proximity to the Atlanta Beltline, Georgia State University, Georgia Aquarium, Centennial Olympic Park, GWCC, and Hartsfield Jackson International Airport

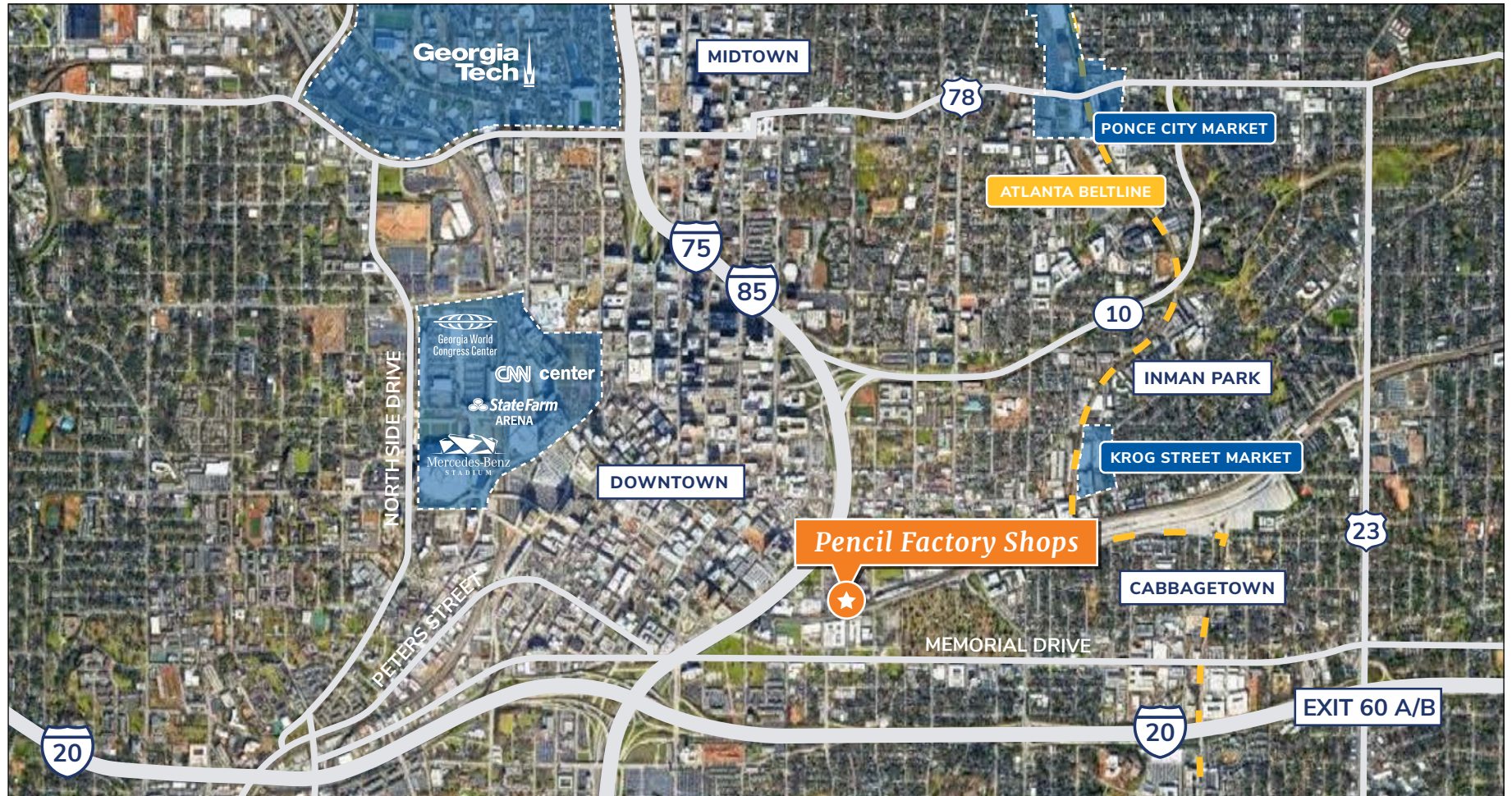
Unit	Tenant	SF
A/A2	Breakfast at Barneys	4,625
B	Barber Logic	840
B2	Nails Too!	1,300
B3	Cake and Sip	2,433
C	Available	3,000
D/E	Available	3,740

Unit	Tenant	SF
F	TSS Trading	727
G	Ken Bailey Hair Salon	1,900
H	Hemp Haven (Coming Soon!)	1,730
L	Limelight Theater	5,179
M	TurningPoint Breast Cancer Rehabilitation	1,552
N	Intown Market	3,706
GLA		30,748



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■ AREA DEMOGRAPHICS



1 mile	27,481
2 mile	103,640

2023 Population



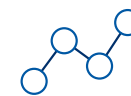
1 mile	11,357
2 mile	49,536

2023 Households



1 mile	\$106,777
2 mile	\$120,831

2023 Household Income



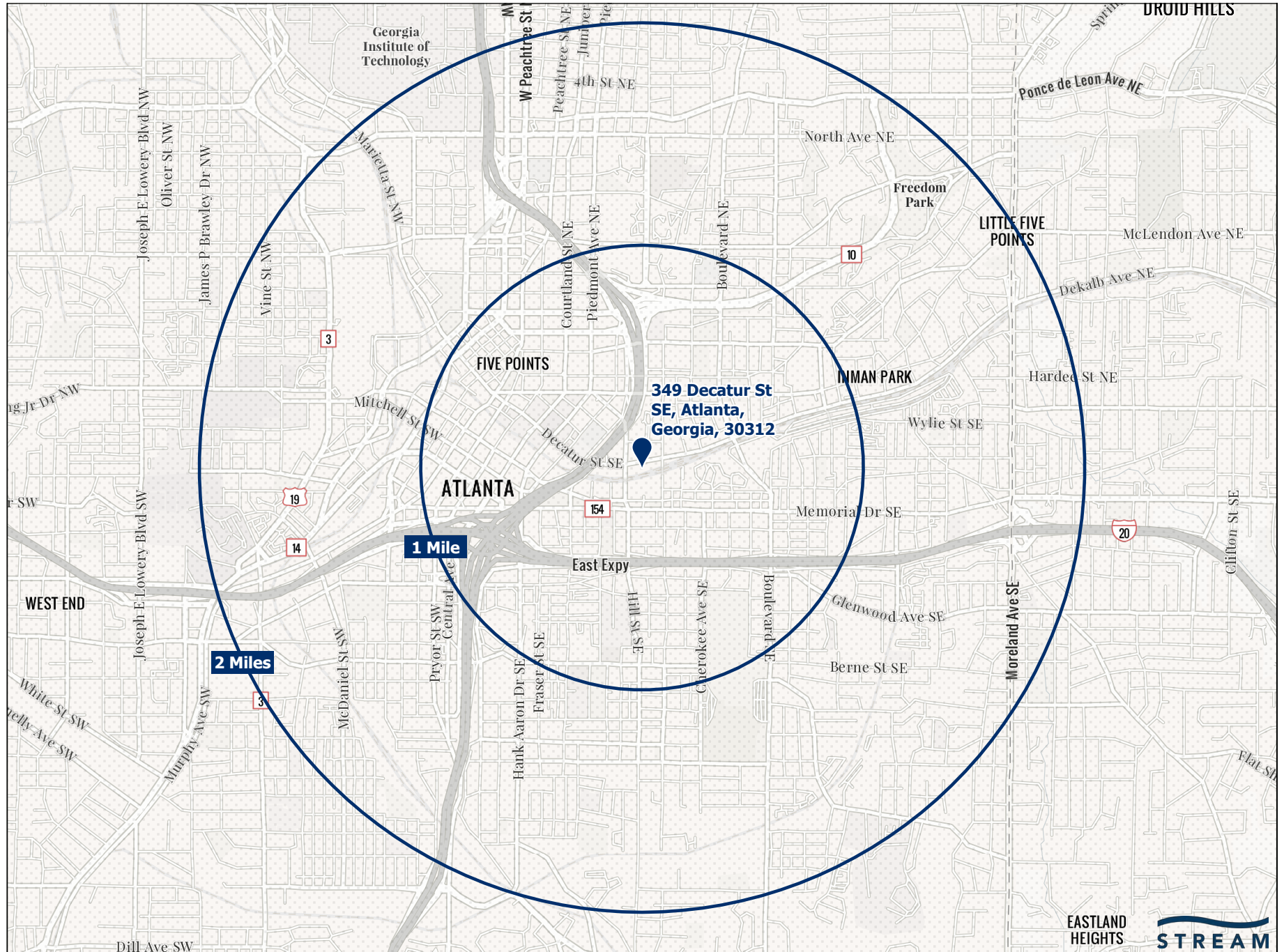
1 mile	4.91%
2 mile	6.96%

2023-2028 Population Growth



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