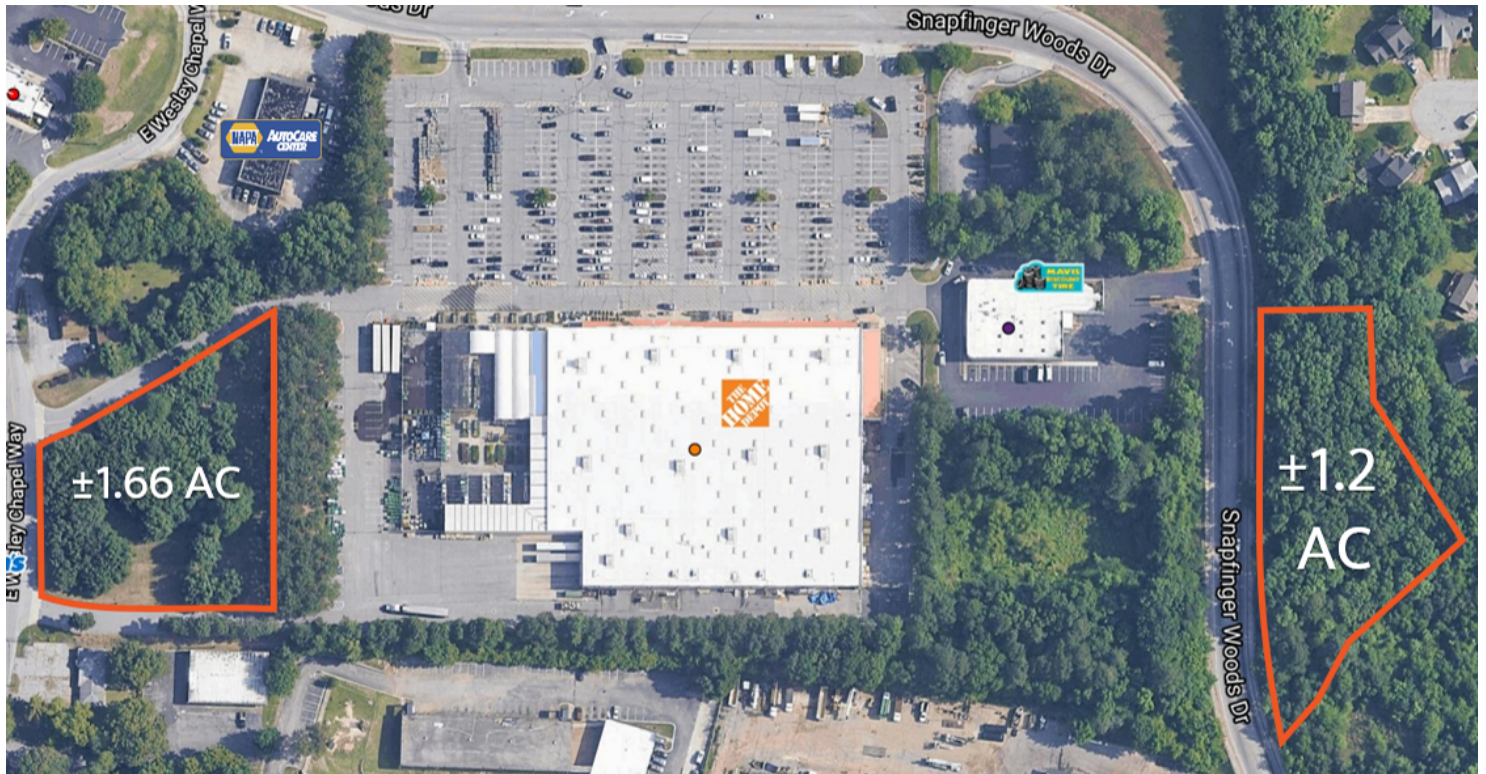




±1.66 AC & ±1.2 AC DECATUR, GA

4325 New Snapfingr Woods Dr., Decatur, GA 30035

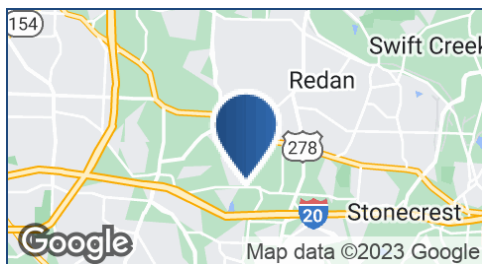
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	43,886
STREET	Wesley Chapel Rd.
COUNT 2	18,524
STREET 2	New Snapfingr Woods Dr.

* Figures shown represent estimates



DEMOGRAPHICS - 2023

	1 MILE	3 MILE	5 MILE
Estimated Population	9,086	78,197	221,397
Average HH Income	\$82,239	\$78,964	\$80,317
Estimated Households	3,365	29,554	83,958

PROPERTY HIGHLIGHTS

- Outparcels: ±1.66 AC and ±1.2 AC
- NE Quadrant I-20 / Wesley Chapel Rd.
- Two minutes to interstate
- Strong neighborhood & community retail and restaurants
- Potential uses include retail, office, childcare, hotels, self-storage, and more
- Located at the entrance to Snapfingr Woods Dr.



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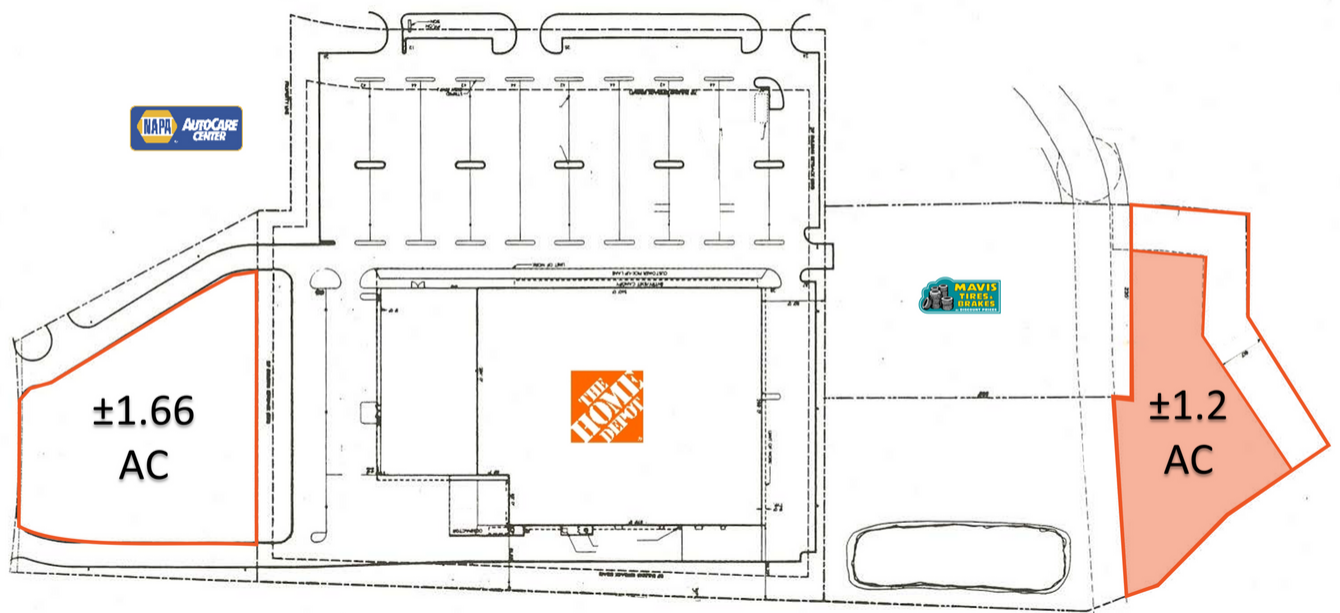
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Location Maps



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