

# Rehoboth Decatur I

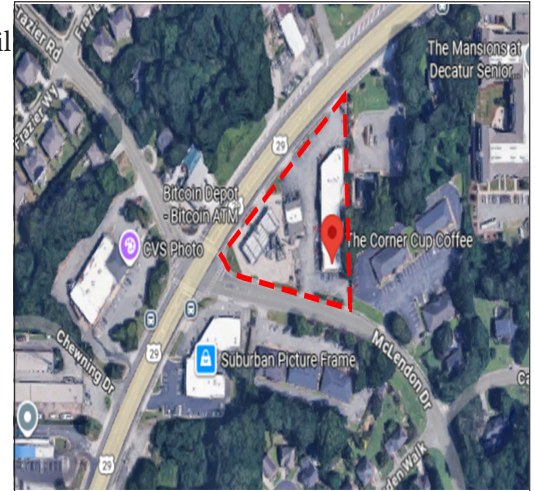
**2,800 SF and 1,935 SF Space Available**

**Great Visibility - Heavy Daytime Traffic**



**2607 Lawrenceville Highway, Decatur, GA 30033**

- Rehoboth Decatur I is an 8,666 SF neighborhood retail center located inside Interstate 285, approximately 10 miles northeast of Downtown Atlanta near the vibrant Decatur retail and residential markets.
- Excellent frontage and visibility on Lawrenceville Highway, a major commercial corridor serving North Decatur, Scottdale, Avondale Estates and Belvedere Park.
- Positioned in a densely populated trade area with immediate access to residential neighborhoods, commercial corridors, and commuter routes.
- Strong daily exposure with Lawrenceville Highway reporting approximately 25,000+ vehicles per day, capturing both local trip generators and commuter traffic.
- Surrounding retail and services nearby include groceries, national retailers, convenience services, restaurants, and professional uses, strengthening the daytime and evening customer base.



## Demographics

Total Population 2020  
Annual Growth 2025-2030  
Total Households Average  
Household Income Median  
Age  
Daytime Employees

## 2 mile

48,056  
1.0%  
19,422  
\$103,604  
37.2  
24,118

## 5 mile

310,170  
0.8%  
124,308  
\$108,124  
36.1  
215,872

## 10 mile

1,224,659  
1.1%  
500,799  
\$111,475  
36.2  
888,938

## Traffic Count

**26,238**

**Lawrenceville Highway**

### FOR MORE INFORMATION, CONTACT:

Adam Hale  
404.281.2788 Cell  
678.894.1580 Direct  
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201  
Atlanta, Georgia 30350  
www.haleretailgroup.com  
770.594.1309 Office



# LEASE AT Rehoboth Decatur I

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Decatur, GA



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