



# ±1.66 AC & ±1.2 AC DECATUR, GA

4325 Snapfinger Woods Dr., Decatur, GA 30035

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	35,246
STREET	Wesley Chapel Rd.
COUNT 2	18,209
STREET 2	Snapfinger Woods Dr.

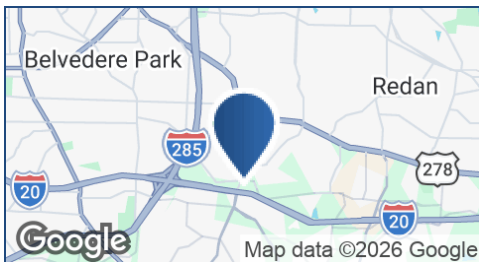
### DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	9,353	76,484	222,182
Average HH Income	\$93,983	\$90,053	\$89,756
Estimated Households	3,456	29,212	84,732

### 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
- ±1.66 AC located between The Home Depot store and E Wesley Chapel Way and ±1.2 AC located at the entrance to Snapfinger Woods Drive

\* Figures shown represent estimates



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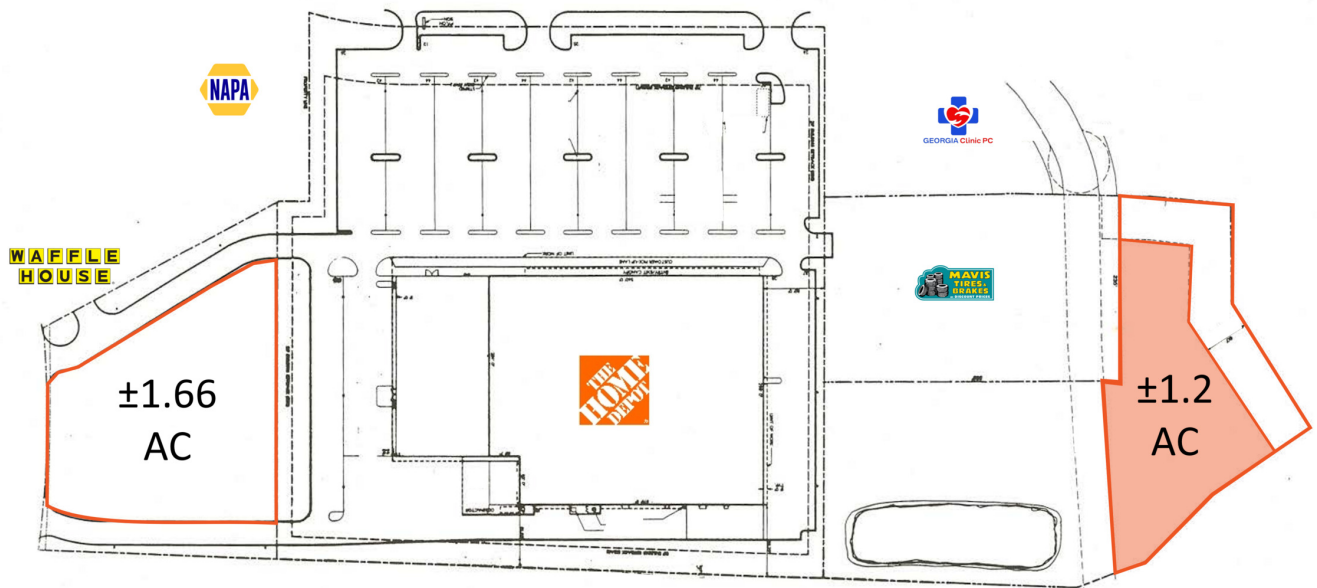
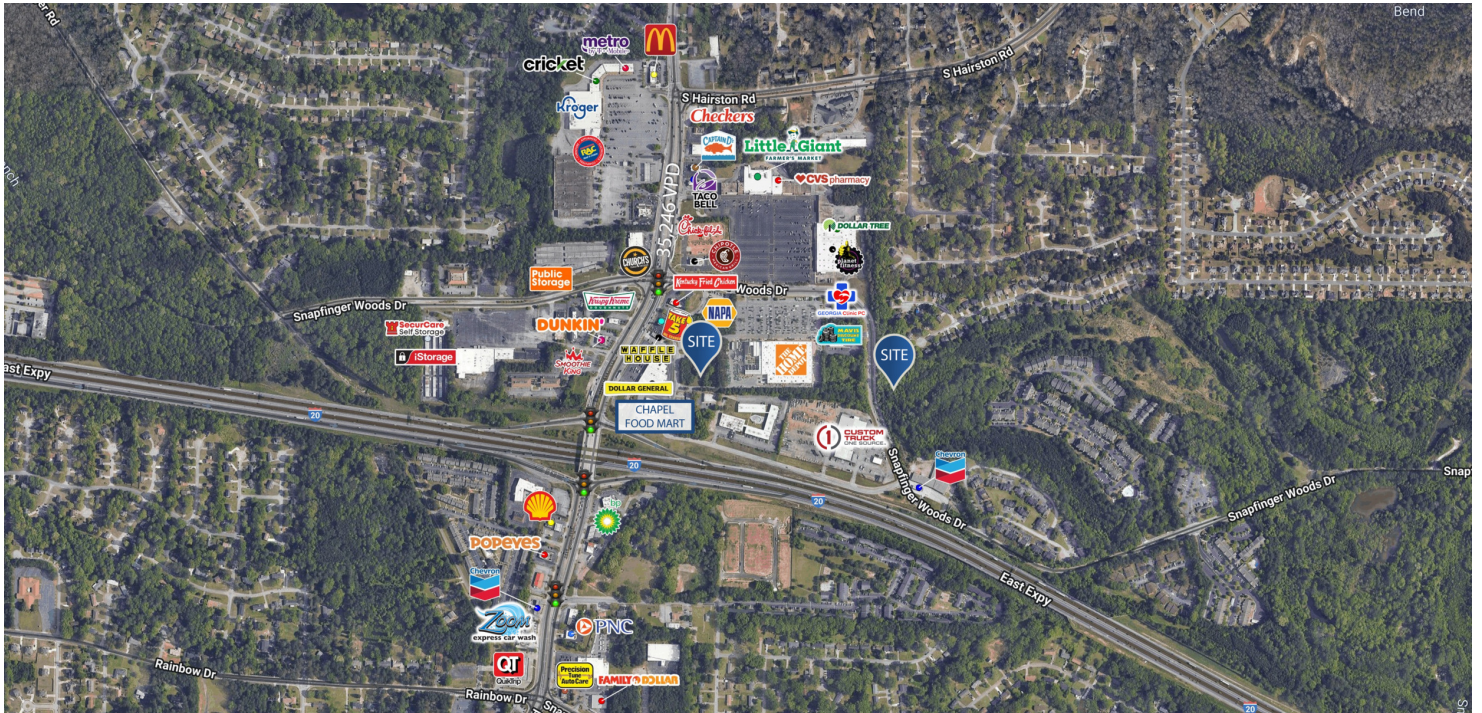
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## Location Maps



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