

# Rehoboth Decatur I

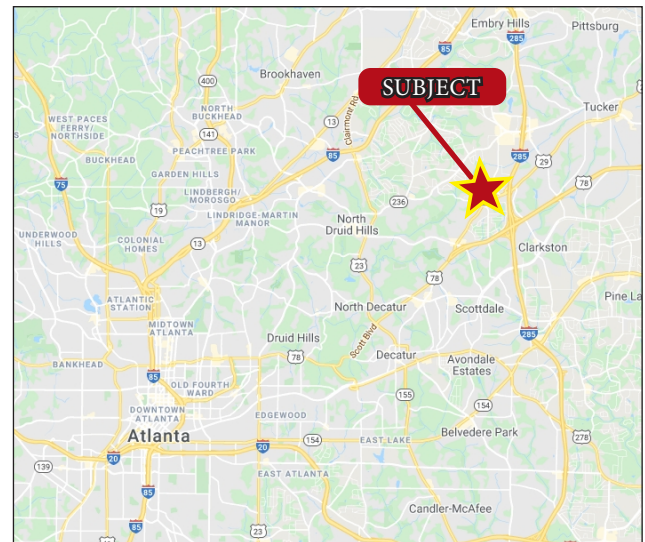
**2,800 SF and 1,935 SF Space Available**

**Great Visibility - Heavy Daytime Traffic**



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

- This 8,666 SF retail center is located inside Atlanta's beltline (I-285) approximately 10 miles northeast of downtown with close proximity to Emory University
- Located in an established, densely populated residential area - about 120,000 households in a 5-mile radius
- Great visibility at the signalized corner of Lawrenceville Highway and McClendon Road with a combined traffic count of over 30,000 VPD
- Down the road from Home Depot, Goodwill, and Publix



## Demographics

Total Population 2020  
Annual Growth 2010-2020  
Annual Growth 2020-2025  
Total Households  
Average Household Income  
Median Age

## 2 mile

45,724  
1.6%  
1.0%  
18,479  
\$91,929  
36.7  
23,128

## 5 mile

298,039  
1.0%  
0.8%  
119,445  
\$95,933  
35.6  
207,553

## 10 mile

1,159,057  
1.7%  
1.1%  
473,972  
\$98,906  
35.7  
841,173

## 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



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