



CITIZENS TRUST BANK
A relationship you can bank on

COMMERCIAL LAND FOR SALE

3700 FLAKES MILL ROAD
DECATUR, GA 30034



8.5 ACRES DEVELOPMENT SITE
ZONED C-1

 Chapel Square Shopping Center	Wesley Chapel Road	 Retail	 Super Value
Flat Shoals Parkway Flat Shoals Crossing Shopping Center	Flat Shoals Parkway Flakes Mill Road	 Chapel Hill Commons	 Subject Property

PROPERTY ATTRIBUTES

- 230+ feet of frontage on Flakes Mill Road
- +/- 8.5 acres, +/- 370,260 SF
- Within minutes of I-20 and I-285
- Located directly behind Kroger anchored shopping center
- Located directly across from Publix anchored shopping center
- Flat topography
- Located with rapidly growing DeKalb County
- Potential office park development
- Parcel ID # 15 061 10 033

CONTACT

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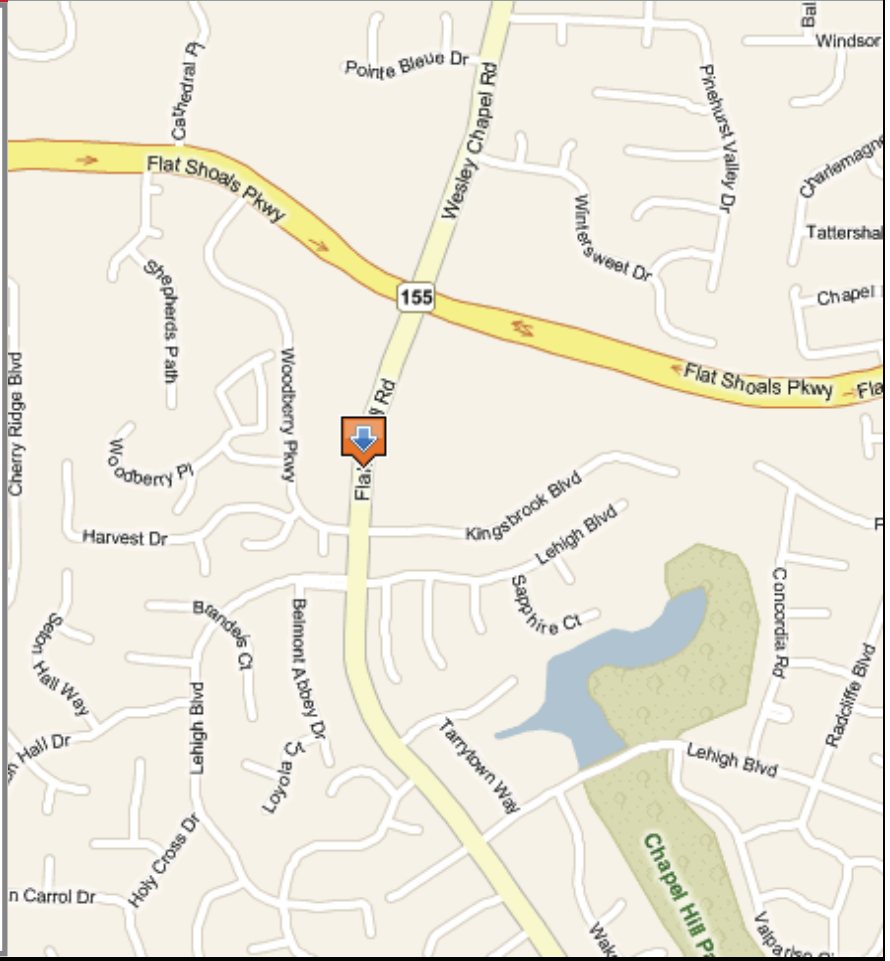
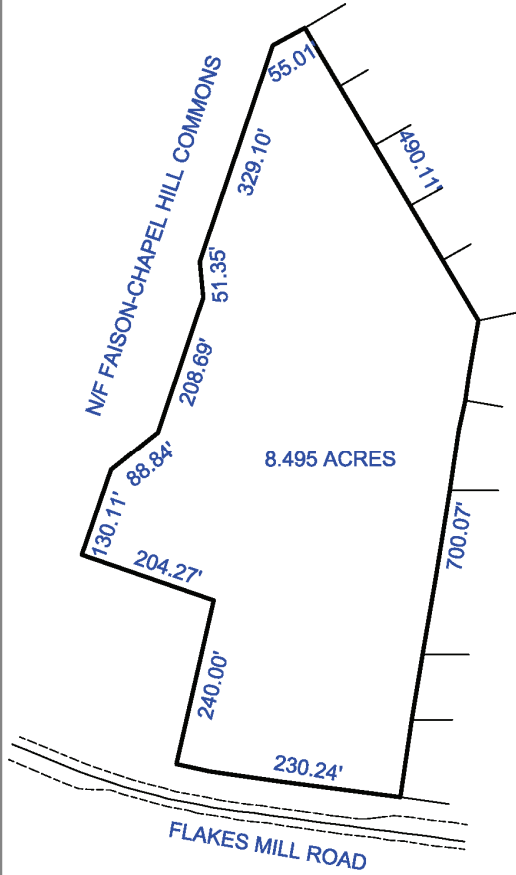




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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
Population				Households			
2007 Total Population:	8,166	65,792	161,793	2007 Total Households:	2,743	21,698	53,464
Pop Growth 2007-2012:	8.03%	5.12%	4.25%	HH Growth 1007-2012:	8.75%	5.46%	4.45%
Per Capita Income:	\$24,309	\$22,987	\$21,320	Median HH Inc:	\$65,570	\$61,402	\$54,561
Average Age:	34.50	34.00	33.90	Avg HH Size:	2.96	3.00	2.99
				Avg HH Vehicles:	1.90	1.90	1.80
				Ave Travel Time - Wrk:	38 min	38 min	38 min
Housing							
Median Housing Value:	\$160,741	\$151,280	\$140,222				
Median Year Built:	1990	1984	1979				
Traffic Count	20,050 cars daily						

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