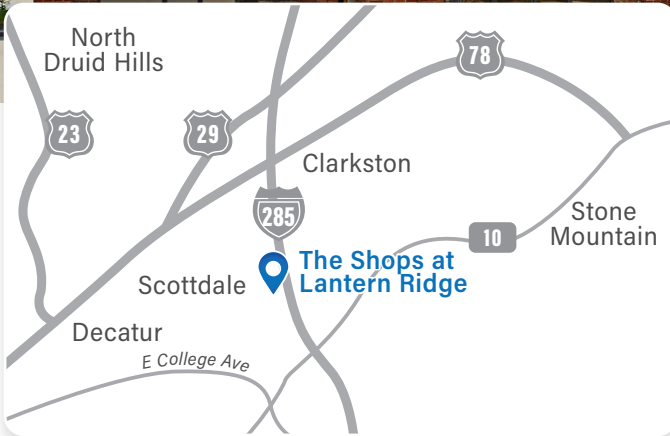




The Shops at Lantern Ridge

3500 N Decatur Rd, Scottdale, GA 30079



DEMOGRAPHICS

Radius	3-Mile	5-Mile	10-Mile
Population	116,705	286,557	1,117,220
Employees	49,161	250,311	807,921
Avg. Income	\$91,917	\$99,356	\$104,463

LEASING INFORMATION

Building/GLA	21,092 SF
Intersection	N Decatur Road and Lantern Park Lane
Traffic Count	17,200 VPD
Traffic Count on I-285 and N Decatur Rd	177,000 VPD

- Located about one mile from I-285 and between two exits, which broadens the potential customer base beyond the immediate Scottdale area.
- Shopping center is in close proximity to two community colleges and three local schools, ensuring a steady customer base of students, faculty, and parents.
- Excellent street visibility; traffic light provides easy access in and out of the strip center.



Perimeter
College



GEORGIA
PIEDMONT
TECHNICAL COLLEGE

- Both Campuses are a 5-minute Drive from the Property
- Over 30,000 Combined Students and Faculty Members
- Major Economic Impact to the Surrounding Areas



LEASING CONTACT

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LEASING INFORMATION

STE	TENANT	103	Lily Smile Dental (1,967 SF)	108	Pharmacy (1,560SF)
100	Available (700 SF)	104	Barber Shop (1,620 SF)	109	Cafe (1,500 SF)
101	Personal Touch Cleaner (1,458 SF)	105	Marco's Pizza (2,025 SF)	110	Office (1,800 SF)
102	Smoothie Shop (1,270 SF)	106	Office (1,800 SF)	111	Hookah Lounge (1,500 SF)
		107	H & R Block (1,560 SF)	112	Prima Restaurant (2,240 SF)

