



North Decatur Station

Decatur, GA

Atlanta-Sandy Springs-Alpharetta (GA)



Katie Littlejohn

Leasing Representative

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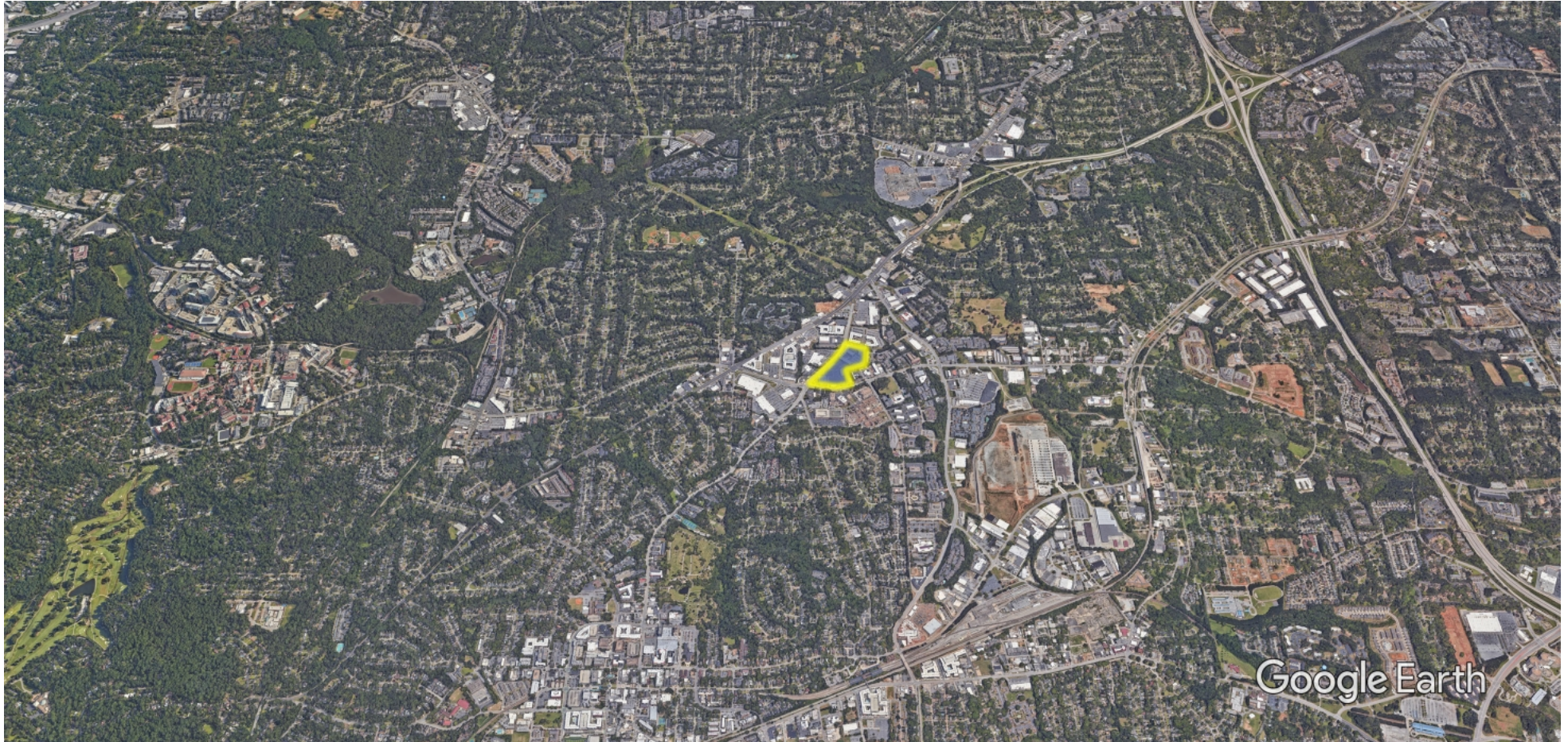


As of 04/10/25

AERIAL



GROSS LEASABLE AREA (GLA)	88,779 SF
PARKING SPACES	429



DENSITY AERIAL



Property Overview

North Decatur Station is the newly-built retail component to the mixed-use project including 290 upscale multi-family units. Anchored by Whole Foods Market, the property caters to the affluent, highly-educated, and densely populated city of Decatur. North Decatur Station is located adjacent to Emory Decatur Hospital with 3,900 employees and over 450 licensed beds and located less than 2-miles to Downtown Decatur. The retail mix makes up the perfect balance of grocery, restaurants, service providers, medical, and fitness.

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Decatur, GA

www.kimcorealty.com/120460



	TENANT	SQ FT
1	Whole Foods Market	35,097
2	Curry Up Now	2,200
3	Hollywood Feed	2,800
4	Xfinity	4,500
5	Bad Daddy's Burger Bar	3,709
6	Jason's Deli	5,025
7	The UPS Store	1,104
8	Removery	956
9	Lifestyle Nail Bar	3,500
10	Club Pilates	1,855
11	100 Percent Chiropractic	1,562
12	Thrive Affordable Vet Care	1,812
13	F45 Training	2,937
15	Touchdown Wings	1,503
16	Tin Drum	1,997
17	Big Peach Running Co.	2,072
18	NappStar	1,334
19	Cold Stone Creamery	1,151
20	Brazilian Wax by Andreia	1,453
21	Regions Bank	2,727
22	Regions Bank	2,616
23	gusto!	2,400
24	Hand & Stone	3,200
25	Milan Laser Hair Removal	1,269

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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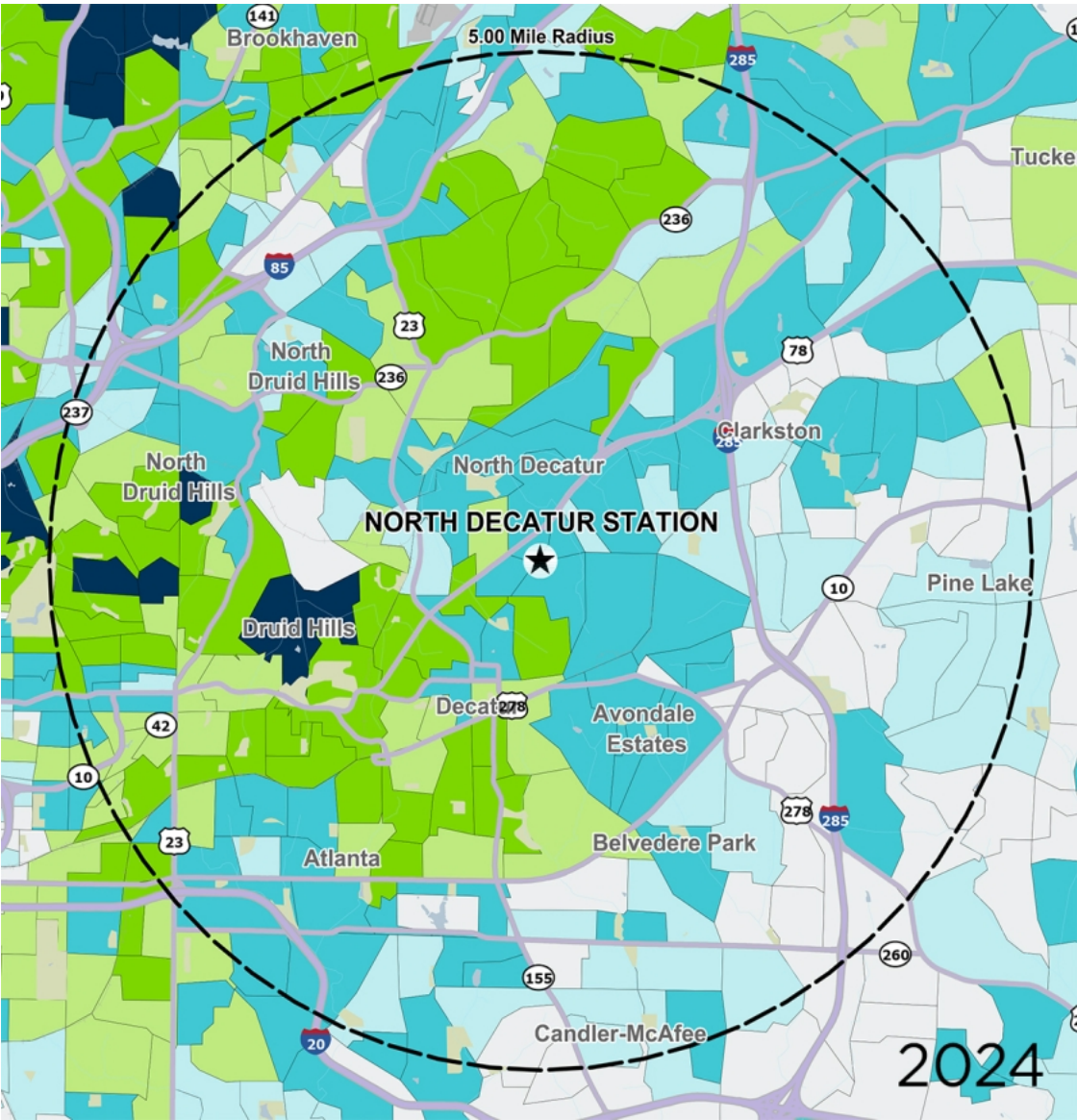


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,526	119,507	334,622
Daytime Pop	22,039	159,690	348,535
Households	6,517	48,717	143,033
Average HH Income	\$142,081	\$146,446	\$137,710
Median HH Income	\$107,494	\$105,544	\$95,354
Per Capita Income	\$69,630	\$60,818	\$59,404

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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North Decatur Station

Church St. & N Decatur Rd., Decatur, GA



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