

# CANDLER CROSSING

1816 Candler Rd, Decatur, GA 30032

RETAIL SPACE  
AVAILABLE

NEW CONSTRUCTION **Publix**



## PROPERTY OVERVIEW

The +/- 7 Acre tract of land in Decatur/DeKalb County, GA is located at the intersection of Candler Road and Glenwood Road. This new construction development will be anchored by a high end Publix grocery store and have 11,200 SF of Retail Shops on the corner. Restaurant space with patio and inline retail shop spaces are available for lease. Candler Crossing will fill a neighborhood need for groceries, restaurants and service providers in this Atlanta sub-market.

## TRAFFIC COUNTS

21,900 VPD on Candler Road &

15,800 VPD on Glenwood Road.



### PROPERTY HIGHLIGHTS

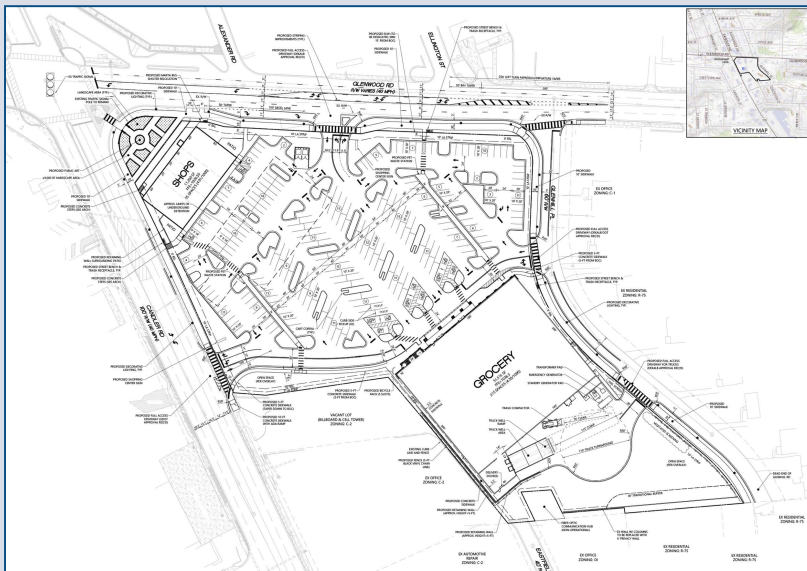
- **COMING SOON** - New Construction Publix grocery anchored shopping center
- **AMPLE PARKING** - 267 total surface parking spaces (including ADA)
- **HIGH VISIBILITY CORNER** - 21,900 VPD on Candler Rd & 15,800 VPD on Glenwood Rd before the new Publix is developed
- **ACCESS** - Multiple access points including full-access driveways on both major roads.
- **PUBLIC TRANSIT**: MARTA connectivity and nearby bus shelter
- Restaurant with patio and/or Retail spaces available

#### AVAILABLE RETAIL SPACE

Ste 100 -	2,800 SF
Ste 120 -	2,000 SF
Ste 130 -	1,600 SF
Ste 140 -	1,600 SF
Ste 160 -	3,200 SF



### SITE PLAN



#### DEMOGRAPHIC INFORMATION within 5 min drive time

Est. Population	33,438
Households	13,083
Persons per Household	2.53
Median Age	39.4
Av. Household Income	\$85,456

\*PopStats: calculated using KLI retrievals  
Q3 2021 estimates and Q3 2026 projections