VANTAGE

REALTY PARTNERS

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VANTAGEATL.COM

2670 E College Avenue
Decatur

LAST REMAINING PRIME CORNER!

RETAIL/RESTAURANT/OFFICE SPACE AVAILABLE

- 8,500 sf of restaurant, retail or office space available (with potential for expansion)
- Located at the intersection of E College Avenue and Sams Crossing
- 43 surface parking spaces available onsite with the ability to house overflow parking
- Fantastic visibility and access with 21,060 cars per day
- Directly adjacent to
  - Cortland Decatur East, new development by
  - New Avondale MARTA station redevelopment
- Close proximity to:
  - Downtown Decatur
  - Your Dekalb Farmers Market
  - Downtown Avondale Estates

VANTAGE
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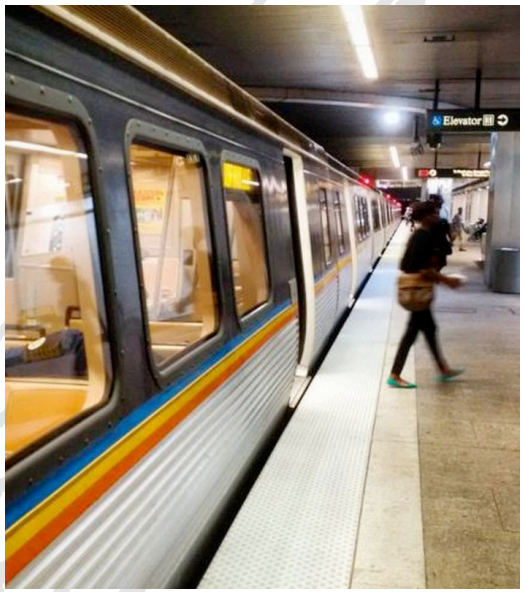
FLEXIBLE ZONING ALLOWS FOR A VARIETY OF USES AND SIZES. BUILD TO SUIT OUTPARCEL OPPORTUNITIES AVAILABLE.

PHOTOS

2670
Decatur East
Southern Bistro
E COLLEGE


Elevator

Jamon
MIGHTY FINE DRINKS

Southern Bistro
Southern Bistro
E COLLEGE

LOCATION AND DEMOGRAPHICS

Population (1mi)
10,723

Population (3 mi)
108,447

Avg household income (1 mi) **$110,708**

avg household income (3 mi) **$83,647**

Daytime population (1 mi)
12,312

Daytime population (3 mi)
81,613

Traffic count (East College & Sams Xing)
21,060

AERIAL

FOR LEASING INFO:

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective tenants must verify the information and bear all risks for any inaccuracies.