



# PARAMOUNT REALTY

## FLAT SHOALS CROSSING

3649 Flakes Mill Road, Decatur, GA 30034  
DEKALB COUNTY | GLA: ± 64,055 SF



Publix

PAPA JOHN'S®

FANTASTIC  
BEAUTY SUPPLY

- Anchored by a high-performing Publix Super Market, driving consistent daily foot traffic and serving as a major draw for the surrounding community
- Located at a signalized, high-traffic intersection with a GDOT-calculated volume of approximately 26,900 vehicles per day
- Features four points of ingress and egress, ensuring seamless entry and exit for customers from both Flat Shoals Parkway and Flakes Mill Road

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,327	63,947	169,759
Average HH Income	\$101,393	\$91,980	\$92,710
Households	3,528	23,698	63,946

ARLENE GRAY  
KRISTI PENNINGTON  
ASHLEE LEHMAN

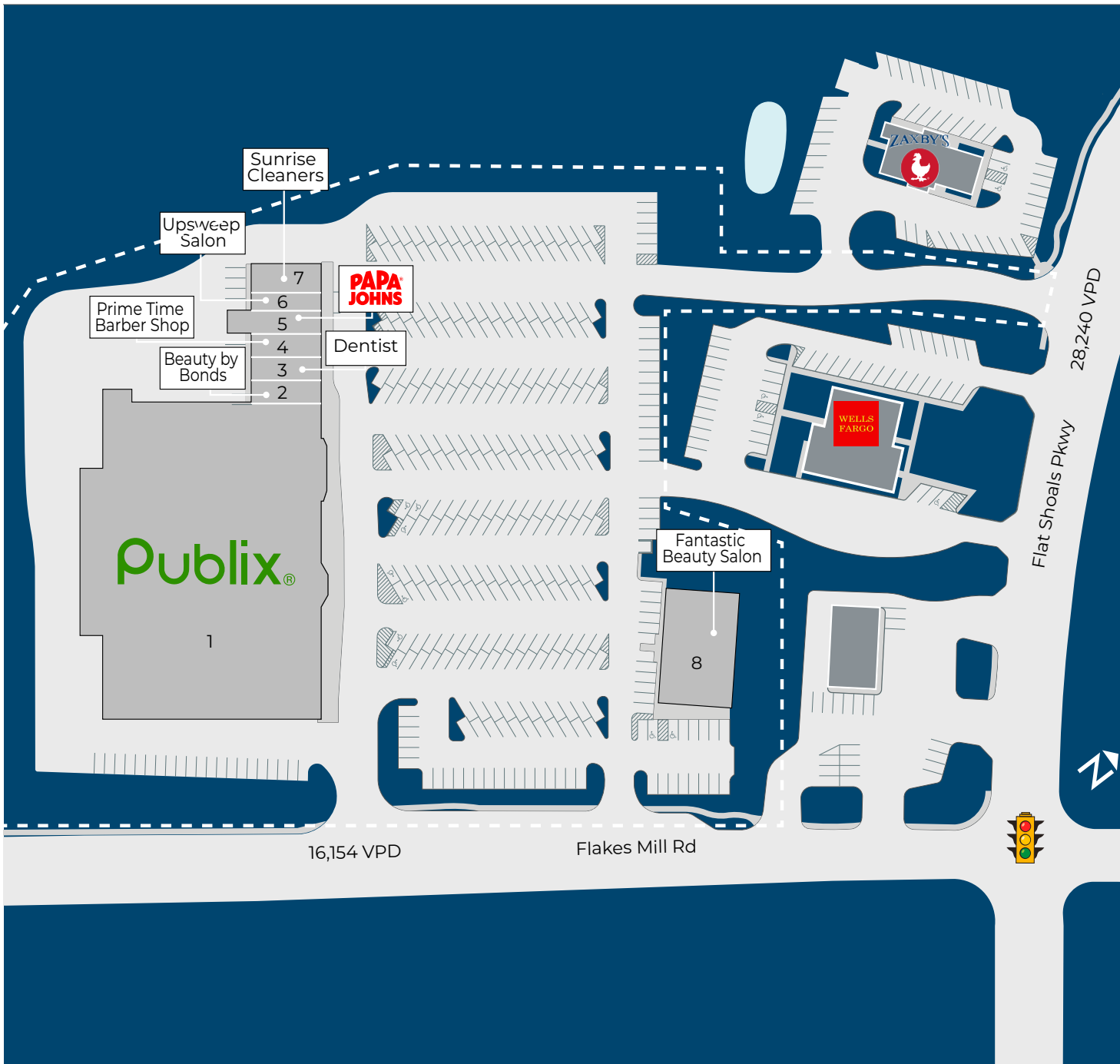
[agray@paramountrealty.com](mailto:agray@paramountrealty.com)  
[kpennington@paramountrealty.com](mailto:kpennington@paramountrealty.com)  
[ashlee.lehman@paramountrealty.com](mailto:ashlee.lehman@paramountrealty.com)

120 North Pointe Blvd., Suite 301, Lancaster, PA 17601  
717-569-9373 | [paramountrealty.com](http://paramountrealty.com)

**FLAT SHOALS CROSSING**  
FULLY LEASED

Subject To Change

1	Publix	55,999 SF
2	2K Spa Nail Salon	1,200 SF
3	Dentist	1,200 SF
4	Prime Time Barbershop	1,200 SF
5	Papa John's Pizza	1,200 SF
6	Upsweep Salon	900 SF
7	Sunrise Cleaners	1,500 SF
8	Fantastic Beauty Supply	6,500 SF



ARLENE GRAY [agray@paramountrealty.com](mailto:agray@paramountrealty.com)  
 KRISTI PENNINGTON [kpennington@paramountrealty.com](mailto:kpennington@paramountrealty.com)  
 ASHLEE LEHMAN [ashlee.lehman@paramountrealty.com](mailto:ashlee.lehman@paramountrealty.com)

120 North Pointe Blvd. | Lancaster, PA 17601  
 717-569-9373 | [paramountrealty.com](http://paramountrealty.com)

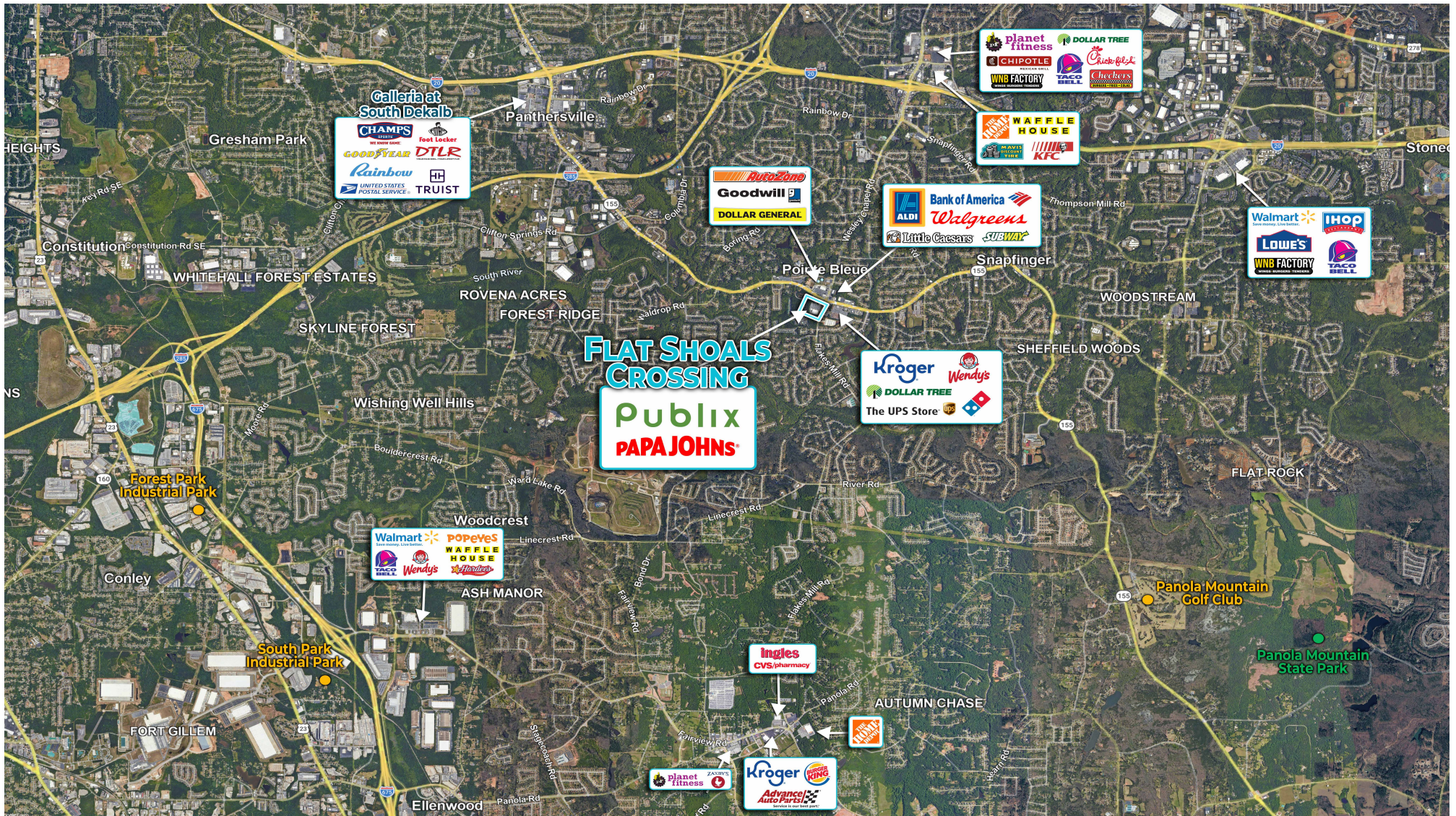


# PARAMOUNT REALTY

## FLAT SHOALS CROSSING

3649 Flakes Mill Road, Decatur, GA 30034

DEKALB COUNTY | GLA: ± 64,055 SF



ARLENE GRAY  
KRISTI PENNINGTON  
ASHLEE LEHMAN

[agray@paramountrealty.com](mailto:agray@paramountrealty.com)  
[kpennington@paramountrealty.com](mailto:kpennington@paramountrealty.com)  
[ashlee.lehman@paramountrealty.com](mailto:ashlee.lehman@paramountrealty.com)

120 North Pointe Blvd., Suite 301, Lancaster, PA 17601  
717-569-9373 | [paramountrealty.com](http://paramountrealty.com)