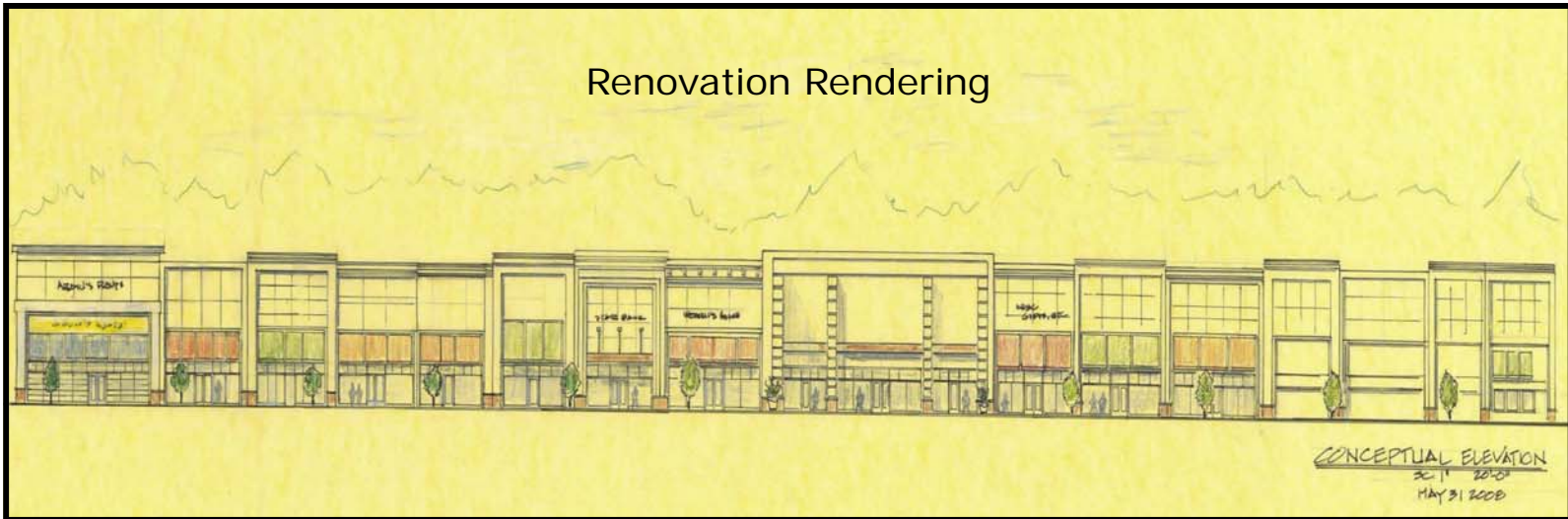


FOR LEASE

AVONDALE SQUARE SHOPPING CENTER (146,240 SF RETAIL SHOPPING CENTER)

3653 Memorial Drive, Decatur, Georgia 30032 (DeKalb County)
(East Atlanta Corridor across from Wal-Mart)

Renovation Rendering



See availability plat on second page.

LEASE

AVAILABLE SF: **UP TO 117,622 SF (RETAIL)**
BUILDING SF: **146,240 SF (Retail Shopping Center)**
MINIMUM SF: **7,500 SF APPROX.**
MAX CONTIG SF: **117,622 SF**
PARKING: **831 PARKING SPACES**
AVAILABILITY: **IMMEDIATE**
EXPOSURE: **MAIN THOROUGHFARE (25,330 Average Daily D.O.T. Traffic Count)**
OTHER: **Newly Renovated Shopping Center directly across from Wal-Mart and one-half block from Belvedere Plaza Shopping Center's 80,000 s.f. Kroger Superstore**

UTILITIES

WATER: **CITY**
SEWER: **CITY**
POWER: **YES**

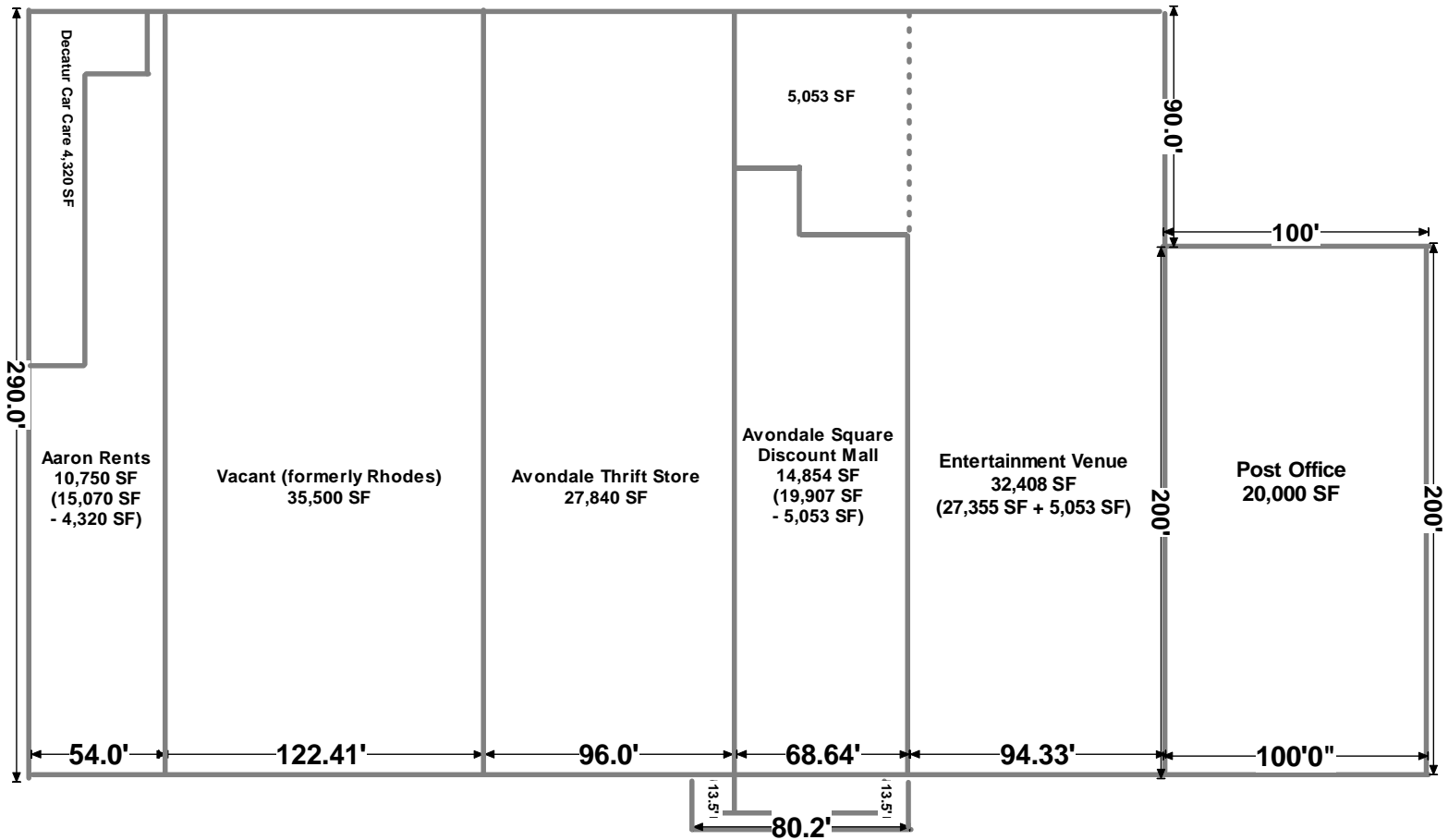
Contact Exclusive Agent: R. M. Garrison, Vice President
(Ph: 404-881-6813/ Fax: 404-876-2845)

**John Hunsinger
& Company**

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rgarrison@johnhunsinger.com

Every effort has been made to provide accurate information. However, no liability is assumed for errors or omissions. This offering is subject to prior lease, change or withdrawal without further notice.

FOR LEASE
AVONDALE SQUARE SHOPPING CENTER
3653 Memorial Drive
Decatur, Georgia 30032
(146,240 sf Retail Center -- 14.483 Acres -- C-1)



Contact Exclusive Agent:
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