



CEED PROPERTIES, LLC

**Available: Unit A**  
9,100 - 10,900 sqft.  
Rent \$16 + \$2.50 sqft.



## Property Highlights

- Prime Location: High-traffic area, .9 miles from I-285, close proximity to Hwy 78, I-20, I-85
- New Roof
- 2 new HVAC units
- New silicone roof reflects reduces utility bills
- Updated exterior LED lighting
- Monument signage and visibility from major intersection

# FOR LEASE 3429 Covington Hwy. Unit A • 9,100 - 10,900 sqft.

This former Family Dollar retail space is now available for lease in Decatur, within the sought-after city of Avondale Estates. Ideal for a wide range of business opportunities, the property is ready for immediate occupancy and can be customized to suit your specific needs. This highly visible end-cap location is positioned at the intersection of Memorial Drive and Covington Hwy, offering maximum exposure. Unit A features 9,100 square feet of retail/shell space, with the potential to expand to 10,900 square feet. Recent upgrades over the past 3 years include a new silicone-coated roof, fresh interior and exterior paint, new parking lot striping, and two new HVAC units. The property boasts excellent highway access, with proximity to major interstates and highways including I-285, I-20, and Hwy 78.

Avondale Estates is known for its beautiful, tree-lined streets and unique, English-style architecture. It's a vibrant community celebrated as one of the "Best Old House Neighborhoods." The town is currently experiencing exciting growth, with new businesses and restaurants making it an ideal destination for entrepreneurs. Whether you're looking to open a business or invest in local commerce, this is the perfect place to do so. The downtown area has seen significant improvements in recent years, including the addition of the Towne Green and ongoing enhancements like the recently completed [North Avondale Street Project](#). Known for its thriving beer and art scenes, Avondale Estates also hosts a popular summer concert series, weekly events which adds to its lively, cultural atmosphere.

\*All information is deemed accurate but not warranted. Not responsible for typos, omissions, or errors.

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## Avondale Estates Attractions

- |                      |                            |
|----------------------|----------------------------|
| 1 AE City Hall       | 6 AE Town Green & The Dale |
| 2 Arepa Mia          | 7 Olive & Pine             |
| 3 Avon Town Cinema   | 8 Wild Heaven Brewery      |
| 4 Lost Druid Brewery | 9 Waffle House Museum      |
| 5 Twin Oaks Plaza    | 10 The Willis              |

## Within 5 Miles

<b>\$65,130</b>	<b>295,400</b>	<b>116,052</b>
Household Income	Total Population	Total Households

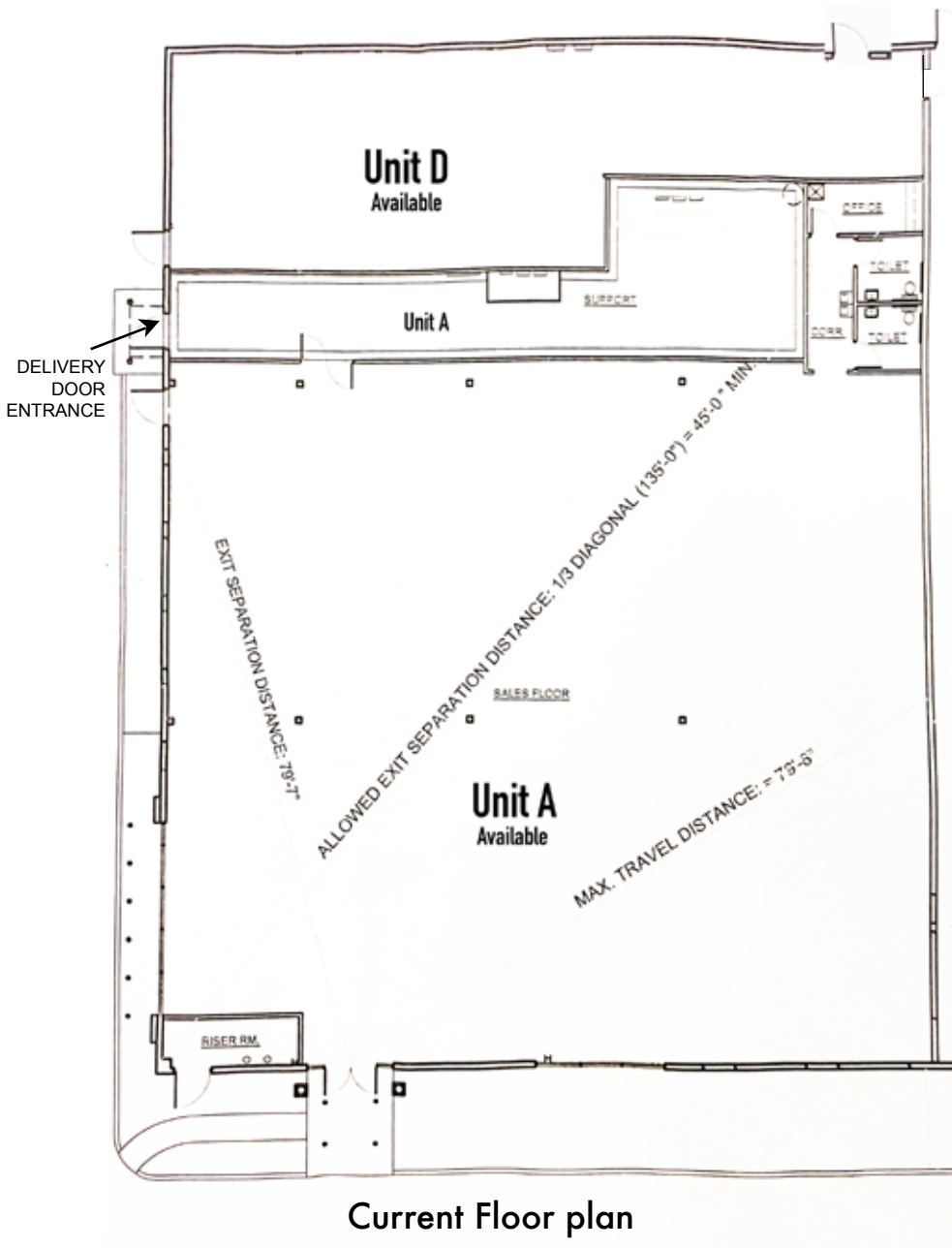
## Traffic Counts

Traffic counts of 28,200+ through Memorial Dr. Northeast-Southwest  
 Traffic counts of 27,000+ through AE primary East-West corridor

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North Avondale Complete Street Project



The Dale Commercial Development adjacent to Town Green



For More Info Contact:

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