

2012 Demographics:	1 mile	3 miles	5 miles
Total Population	9,501	78,020	199,162
Total Households	1,638	6,859	9,706
Median Household Income	\$38,178	\$36,196	\$38,610
Average Household Income	\$50,265	\$46,880	\$49,529
Per Capita Income	\$21,842	\$20,101	\$20,815
White Population	1.87%	5.53%	15.97%
Black Population	96.04%	91.90%	80.35%
Hispanic or Latino Population	1.19%	1.63%	2.49%
Asian or Pacific Islander	0.28%	0.33%	0.85%
American Indian/Alaska Native	0.36%	0.26%	0.32%
Some Other Race Alone	2.31%	2.45%	2.73%
Two or More Races	1.45%	1.62%	1.48%



*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

Candler Point

2956 South Rainbow Drive
Decatur, GA 30034



Property Highlights:

- GLA: 36,136 s.f
- Attractive and modern block, stucco and glass design
- Prime retail location in dense area of Atlanta MSA, with **excellent access to I-20 & I-285.**
- Located close to Macy's & Conway-anchored Gallery at South DeKalb, a regional mall with over 100 retailers & community services. Adjacent to Big Lots, Rose's & Chase.
- Less than 1 mi from Georgia Regional Hospital at Atlanta & Georgia Perimeter College
- Second-most affluent African American base with avg. income exceeding \$60,000.



Leasing by:
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*See important information on back.

