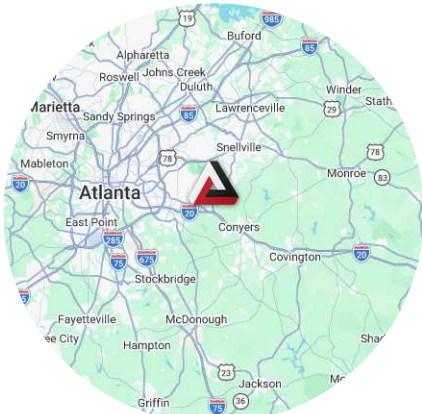




STONECREST 2ND GEN. RESTAURANT - AVAILABLE WITH PATIO

2871 Stonecrest Cir, Lithonia GA 30038



- ▲ 8,448 SF freestanding restaurant with dual patio for lease on 2.20 AC outparcel.
- ▲ The property is close to The Mall at Stonecrest, a 1.2 million SF regional mall with 120+ stores.
- ▲ Nearby retailers include Chili's Grill & Bar, Ashley Homestore, Applebee's, Walmart, McDonald's, and Chick-fil-A, along with mall tenants Dillard's, JCPenney, and Macy's.
- ▲ There is a population of 36,501 and an average household income of \$86,063 within a 3-mile radius of the property.
- ▲ Opportunity to become a go-to dinner destination in an underserved market.
- ▲ Immediate access to I-20, one of Atlanta's major east-west corridors, with over 137,000 cars travelling daily.

| 2026 Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 4,275 | 36,501 | 116,997 |
| Households | 2,078 | 14,323 | 43,448 |
| Average HH Income | \$90,512 | \$86,063 | \$86,967 |
| Daytime Population | 3,921 | 12,440 | 32,335 |
| | 5 Min | 10 Min | 15 Min |
| Drivetime Population | 1,501 | 29,901 | 149,012 |

Available Spaces

Building - 8,448 SF

LEASING INFORMATION

| Suite | Tenant | Size/SF |
|----------|-----------|----------|
| Building | Available | 8,448 SF |



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property