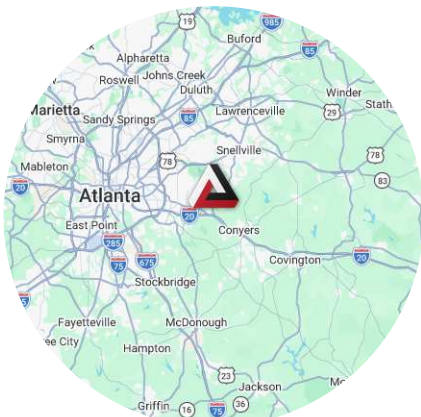




STONECREST 2ND GEN. RESTAURANT - AVAILABLE WITH PATIO



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

