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EXCLUSIVE OFFERING | 1,899 SF

1359 Clairmont Road, Decatur, GA 30033

Prime Decatur Restaurant / Retail Space



**OAKHURST
REALTY
PARTNERS**

FOR MORE INFORMATION, PLEASE CONTACT: Steve Wohl | 404-371-4100 | swohl@oakrep.com

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Prime Decatur Restaurant / Retail Space

OVERVIEW

1359 Clairmont Road is a 1,899 square foot second generation restaurant space located in greater Decatur, GA. The property is located in a very mature and desirable market area, being proximate to Emory Commons shopping center, the VA Hospital, Emory University/Emory University Hospital and Downtown Decatur. In addition, the property is located within a few miles of both I-85 and I-285 via Clairmont and N. Druid Hills Road, respectively.

HIGHLIGHTS

- » Second generation restaurant with vent hood / grease trap in place and walk-in cooler/freezer
- » Can be converted to retail
- » Large, highly visible signage on Clairmont Road
- » Close proximity to Downtown Decatur, Emory University / Emory Hospital and Toco Hill Shopping Center, Emory Commons Shopping Center (Publix anchored)
- » Robust 26,400 vehicles per day on Clairmont Road and 25,900 on N. Decatur Rd



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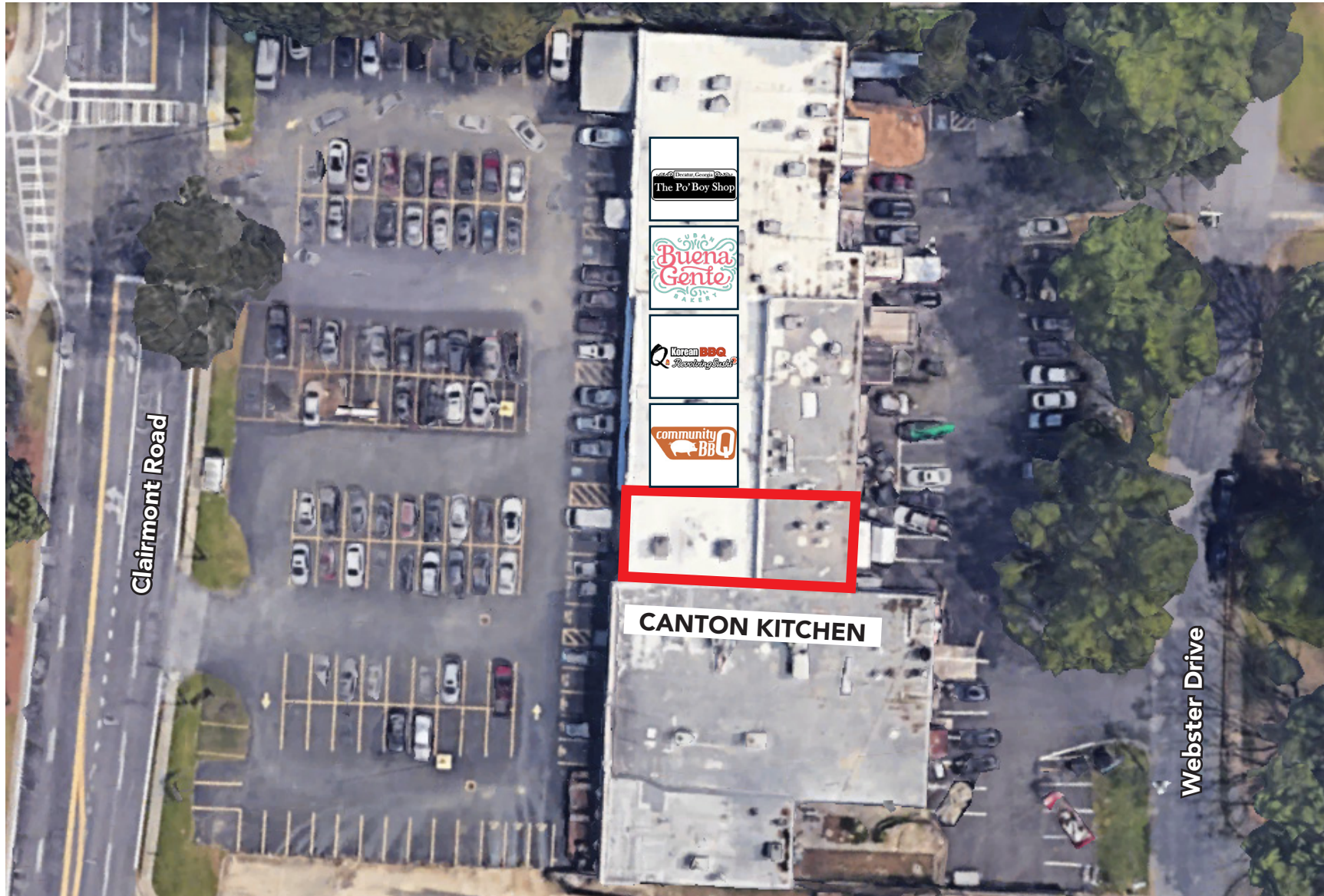
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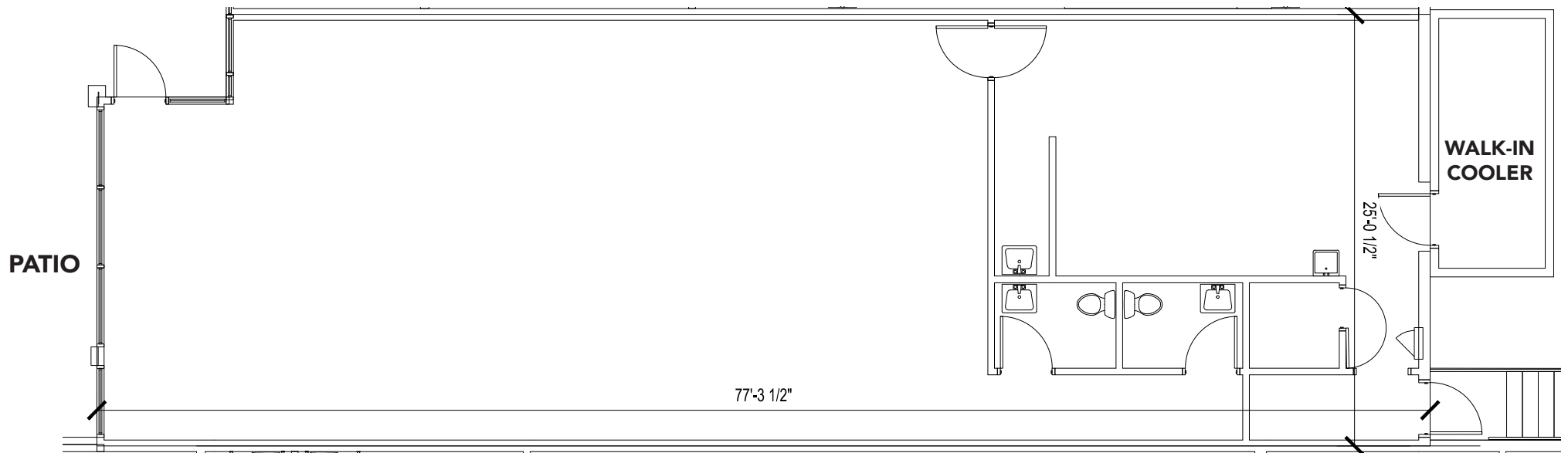
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Area Demographics | Within 5 Miles



398,606

Population



188,100

Households



\$148,251

Average Household Income



20,922

Businesses