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EXCLUSIVE OFFERING | 1,899 SF

1359 Clairmont Road, Decatur, GA 30033

# *Prime Decatur Restaurant / Retail Space*



**OAKHURST  
REALTY  
PARTNERS**

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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 and North Decatur Square Shopping Centers, the VA Hospital, Emory University/Emory University Hospital and Downtown Decatur. In addition, the property has convenient access to both I-85 and I-285 with these interstates being just a few miles from the property via Clairmont and N. Druid Hills Road, respectively.

### HIGHLIGHTS

- » Second generation restaurant with vent hood / grease trap in place and outdoor patio seating available
- » 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 30,000 vehicles per day on Clairmont Road



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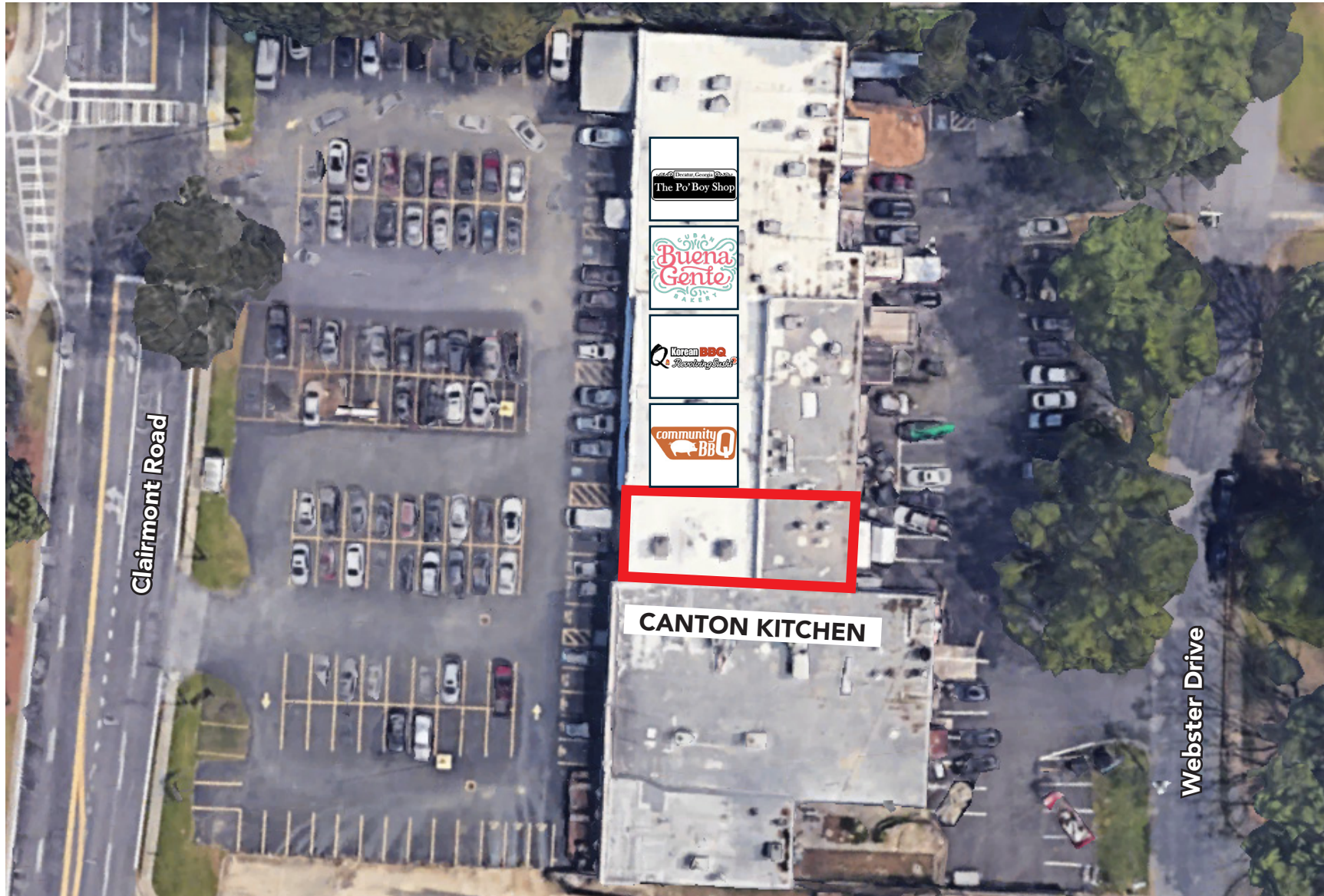
## Prime Decatur Restaurant / Retail Space





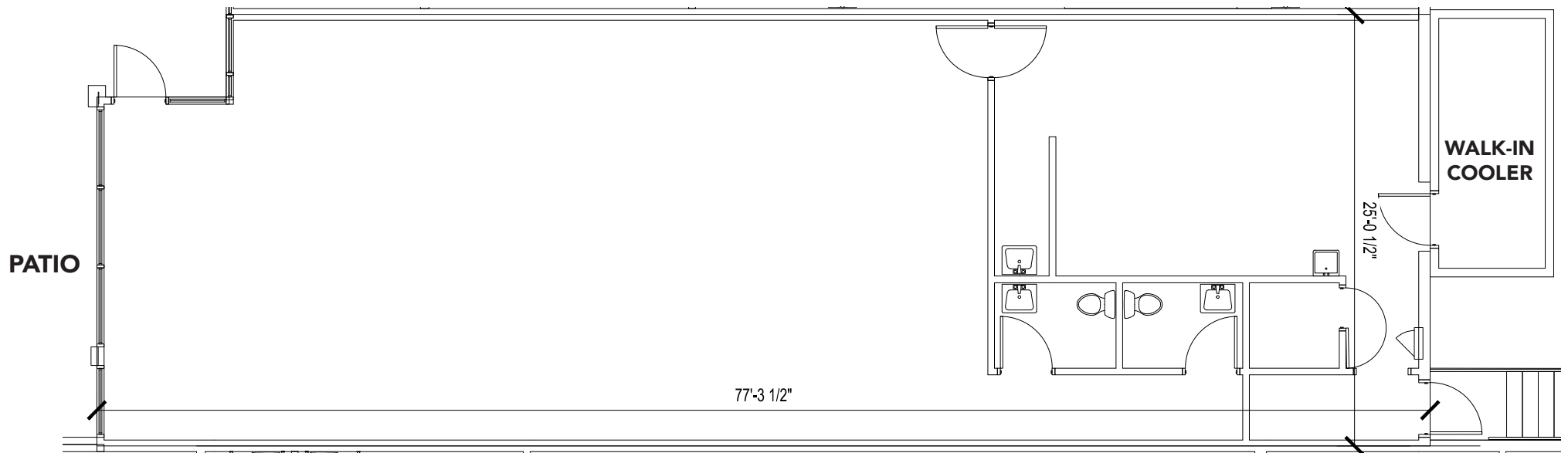
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# Area Demographics | Within 5 Miles



**398,606**

Population



**188,100**

Households



**\$148,251**

Average Household Income



**20,922**

Businesses