



**5102 COVINGTON HWY,
DECATUR, GA 30035**

Building and Land FOR SALE 1.8+/- Acres

**CLARK GLOBAL
REALTY GROUP**

LUXURY REAL ESTATE
SERVICES

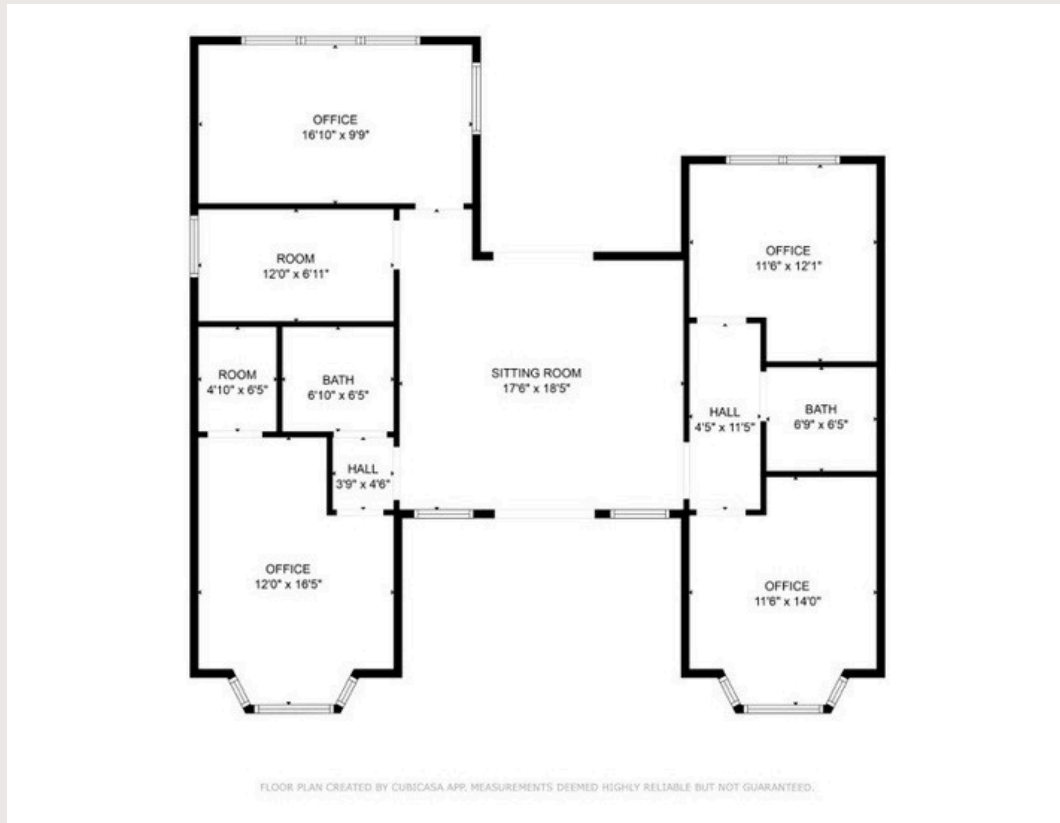
kW ATLANTA
PARTNERS
KELLERWILLIAMS REALTY®



Nicole Clark

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Floor Plan



Details:

- 1484 Square Feet
- One Story
- Renovated in 2012
- Breakroom
- Conference Room
- 3 spacious offices
- 2 Large Bathrooms
- Ample Parking
- Zoned OI/C3
- Slab
- Public Sewer/Septic
- Sits on 1.8 +/- Acres
- Personal Illuminated Marquee Signage

Building Photos









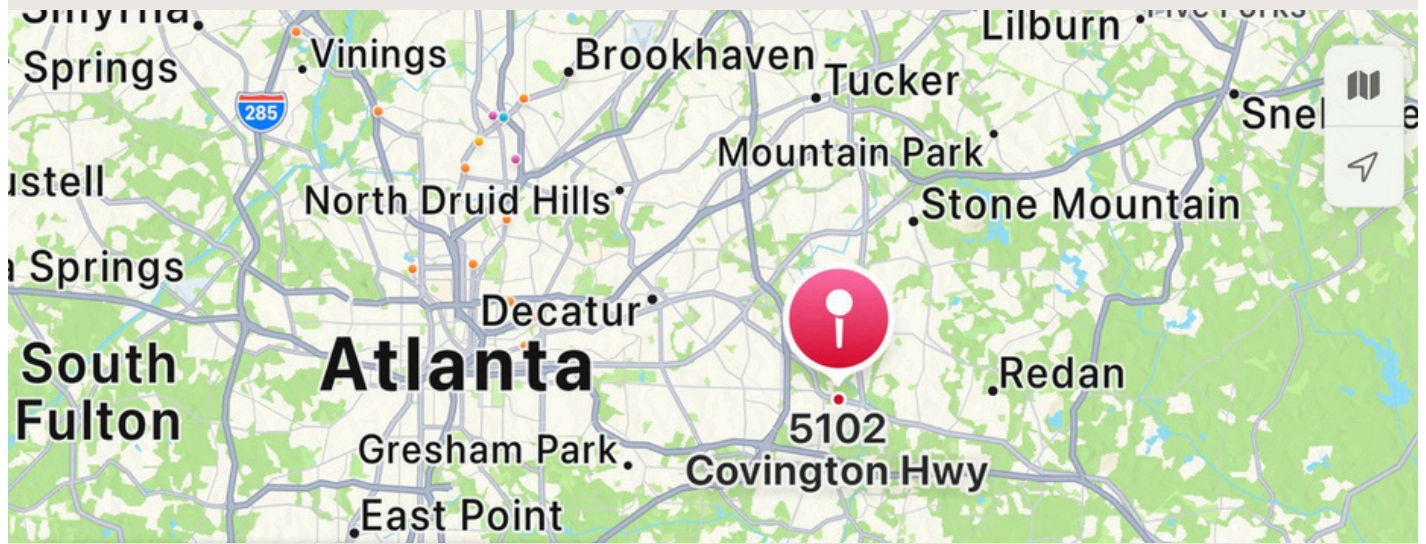
Land Information



Details:

- 1.8 +/- Acres
- Buildable
- Opportunity Zone
- Perfect location for a medical or dental office, childcare, pet shop, dance academy, veterinary clinic and much more.
- Can also be re-zoned residential for a senior community, tiny home community, cottages, etc
- Dementions: 114 X 795 X 110 X 803

Demographics



Details:

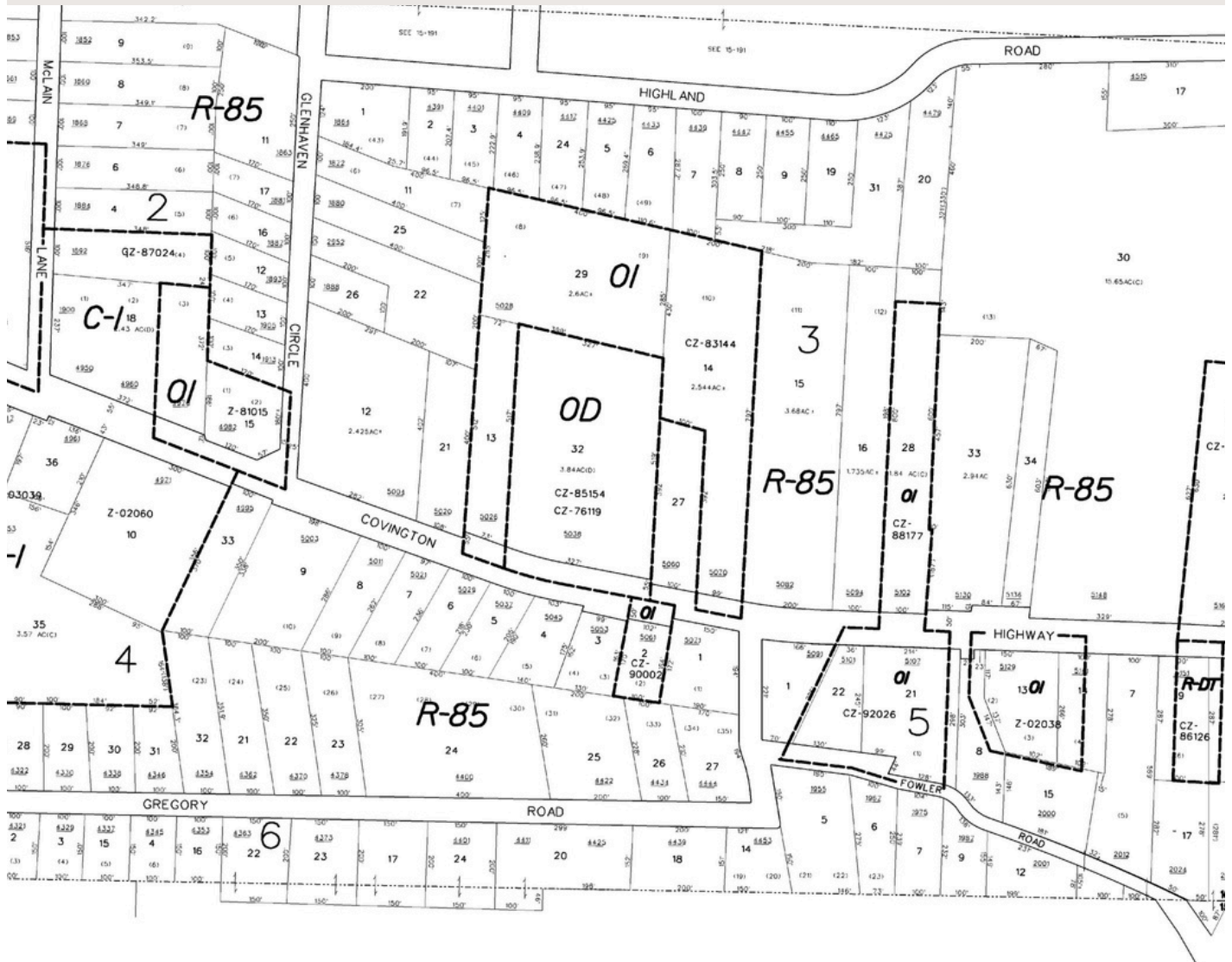
Population:

- | | |
|------------------------|--------|
| • Total Population | 22,334 |
| • Average Age | 36.1 |
| • Average Age (Male) | 34 |
| • Average Age (Female) | 38 |

Households and Income:

- | | |
|------------------------------|-----------|
| • # of Persons Per Household | 3 |
| • Average Household Income | \$52,543 |
| • Average Home Value | \$277,000 |

Assessor Map



Area Details

Prime Commercial Opportunity in DeKalb County – Zoned OI/C3 This strategically located property in an **opportunity zone** offers endless potential for developers, investors, and business owners alike. Whether you're looking to establish a medical or dental office, veterinary clinic, childcare center, dance academy, pet shop, or another thriving enterprise, this site provides the perfect foundation.

For those with a residential vision, rezoning opportunities allow for senior living communities, a tiny home development, or other innovative housing solutions—a lucrative investment in the fast-growing Metro Atlanta area.

Unmatched Location & Accessibility

- Proximity to Downtown Atlanta – Just minutes from the city's bustling business districts, premier dining, and entertainment.
- Easy Transit Access – Near Indian Creek and MARTA Transit Stations for effortless commuting.
- Major Highways Nearby – Only 10 minutes from I-285 and I-20, providing direct routes across the metro area.
- High Traffic Visibility – Located on one of the busiest streets in DeKalb County, ensuring prime exposure for any business.

Modern Infrastructure & Convenience

- Ample Parking – Generous parking capacity for employees, clients, and guests.

- State-of-the-Art Renovations – Recently upgraded with contemporary design, premium finishes, and cutting-edge infrastructure for immediate use.

Nearby Attractions & Business Hubs

- Decatur Square – A sought-after destination for dining, shopping, and cultural experiences.
- Stone Mountain Park – A world-renowned attraction offering scenic views, recreation, and tourism appeal.
- Hartsfield-Jackson Airport – A short drive away, perfect for business owners who travel or investors seeking a highly accessible location.

Sample Renderings



Tiny Home Community Rendering



Cottage Rendering



55+ Community Rendering

This versatile commercial asset is a rare opportunity to capitalize on the booming Metro Atlanta market. Whether you're expanding your portfolio, launching a new development, or securing a high-profile business location, this property delivers the location, infrastructure, and growth potential you need.

Call **Nicole Clark** at **404.518.5918** to set up a private tour!