



ATLANTA
DOWNTOWN



RUPERT RD

MEMORIAL DR

MEMORIAL DR

Move-In Ready Medical Facility $\pm 4,432$ SF

Former Urgent Care Facility | High-Quality Medical Build-Out

3375 Memorial Drive | Decatur | GA 30032



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PROPERTY SUMMARY

Fully built-out primary care/urgent care facility offering **±4,432 SF of move-in-ready** clinical space on Memorial Drive in Decatur. The property features **8 exam/patient rooms, a dedicated X-ray suite with adjoining waiting area, reception and business office, nurses station, lab/nursing area, patient waiting room, staff lounge/conference room, medical director's office, and a private physician's office. Over \$1.6 million** was invested in the original medical build-out in 2014, creating a complete clinical facility ready for immediate occupancy.

Formerly operated as a 12-hour urgent care center, the facility is designed for efficient patient flow from check-in through diagnostic imaging. Existing medical infrastructure eliminates the time, cost, and permitting required for a new medical build-out. The property also includes **±33 on-site parking spaces**. This is a rare opportunity to acquire a turnkey medical facility ideally suited for an established practice seeking to relocate or expand, or for an investor seeking a medical-ready asset with significant replacement cost advantages.

±4,432 SF

fully built-out medical office

8 EXAM / PATIENT ROOMS

complete clinical layout designed for efficient patient care

DEDICATED X-RAY SUITE

with adjoining X-ray waiting area and existing imaging infrastructure

33 ON-SITE PARKING SPACES

providing convenient access for patients, staff, and visitors

OVER \$3 MILLION

estimated replacement cost in today's construction market

RARE TURNKEY OPPORTUNITY

fully built-out medical facility with no build-out or permitting delays

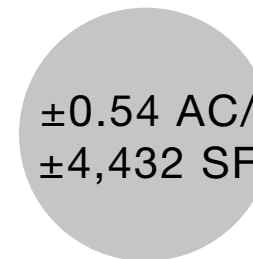




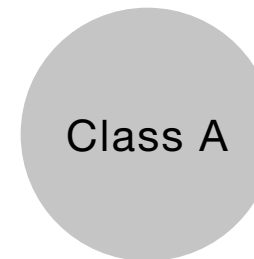
ADDRESS	3375 Memorial Drive, Decatur, GA30032
COUNTY	DeKalb
SITE SIZE / SF	±0.54 AC / ±4,432 SF
ZONING	C-1 <u>Neighborhood Commercial</u>
PARCEL ID	15 201 11 009
UTILITIES	All to Site
ROAD FRONTAGE	Memorial Dr
CROSS STREET	Belvedere Ln



Price



Site Size/
Building Size



Building

DEMOGRAPHICS



Population



Total Businesses



Total Sales \$



of Households



Avg. Household Income

1 Mile

9,485

251

\$188M

4,065

\$107K

3 Miles

180,761

3,861

\$5.21B

45,140

\$90.3K

5 Miles

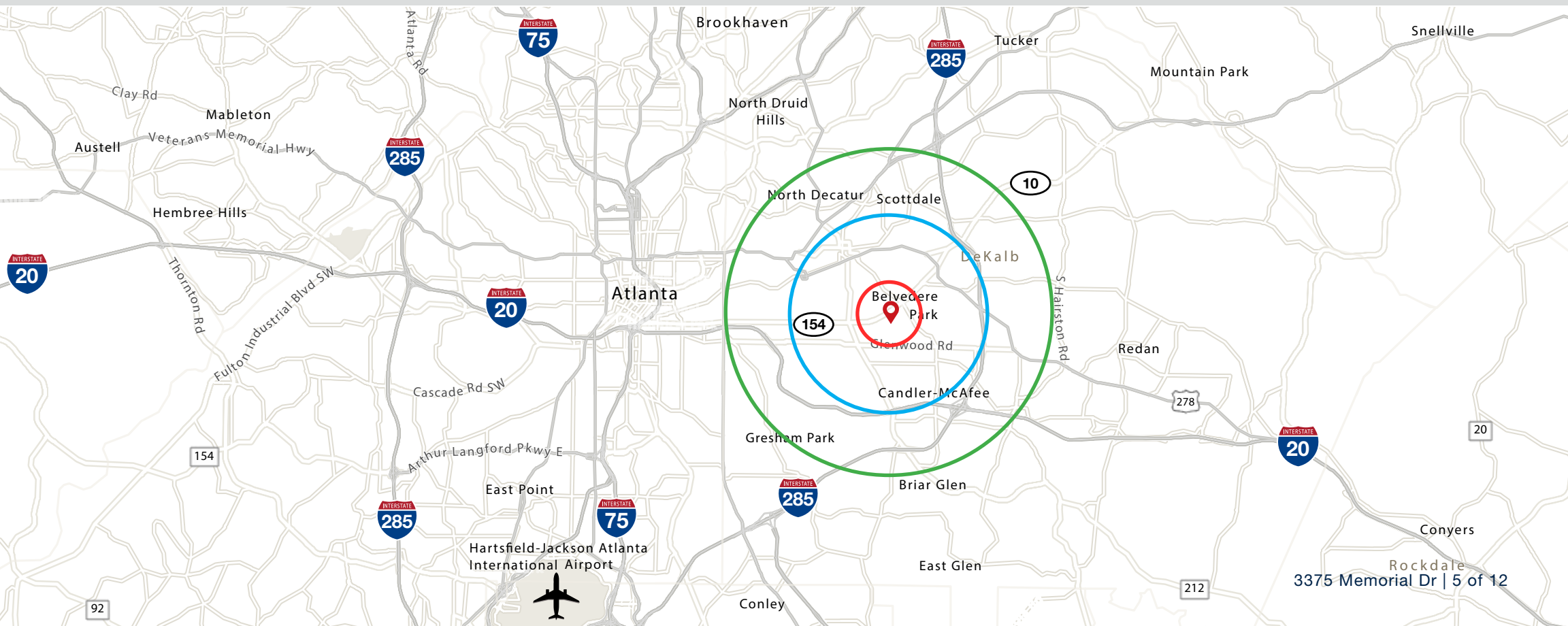
300,355

8,886

\$12.6B

122,727

\$88.04K





NEARBY MAP

ATTRACTIONS

Downtown Decatur Square
DeKalb Farmers Market
East Lake Golf Club
Fernbank Museum of Natural History
Agnes Scott College
East Atlanta Village
DeKalb History Center
Dearborn Park
Glenlake Park

FOOD & BEVERAGE

Chick-fil-A
Starbucks
Waffle House
Panera Bread
Chipotle Mexican Grill
Olive Garden
LongHorn Steakhouse
Texas Roadhouse
First Watch
LEON's Full Service
Brick Store Pub
The Iberian Pig
Taqueria Tsunami
Farm Burger
Publix Deli

HOTELS

Hampton Inn & Suites Atlanta Decatur/Emory
Courtyard by Marriott Atlanta Decatur Downtown/Emory
Emory Conference Center Hotel
Holiday Inn Express & Suites
Super 8 by Wyndham Decatur
Quality Inn Decatur
Residence Inn Decatur

STORES

Walmart Supercenter
Target
Publix
Kroger
Aldi
Lidl
Home Depot
Lowe's Home Improvement
Burlington
Ross Dress for Less
T.J. Maxx
Marshalls
Suburban Plaza Shopping Center

MAJOR EMPLOYERS

Emory Healthcare
Emory Decatur Hospital
Centers for Disease Control and Prevention (CDC)
Emory University
DeKalb County Government
DeKalb County School District
Agnes Scott College
Georgia State University – Perimeter College
Veterans Affairs Medical Center
Children's Healthcare of Atlanta







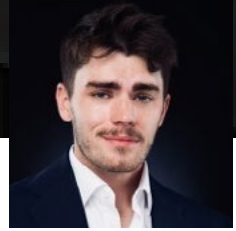


DECATUR

Located just six miles east of Downtown Atlanta, Decatur, Georgia is one of metro Atlanta's most desirable intown communities, offering excellent access to Downtown, Midtown, I-20, I-285, and Hartsfield-Jackson Atlanta International Airport. Renowned for its walkable downtown, award-winning dining, and vibrant mixed-use environment, Decatur combines an exceptional quality of life with a strong business climate.

The city is also a premier healthcare and life-sciences hub, anchored by Emory University, Emory Healthcare, the CDC, and Children's Healthcare of Atlanta. Supported by an affluent, highly educated population and convenient MARTA rail access, Decatur continues to attract employers, medical providers, and investors seeking long-term growth in one of metro Atlanta's strongest commercial markets.

Team Profiles

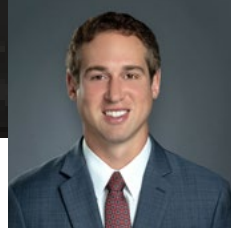


Jake Strange

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Jake, an Atlanta native, began his commercial real estate career in 2019 after witnessing the city's rapid growth. Specializing in intown investment sales, he advises clients on acquisitions and dispositions across Metro Atlanta, combining capital markets expertise with a hands-on approach to maximize value. Backed by Bull Realty, Jake is committed to delivering transparent, results-driven brokerage services and building long-term client relationships.

In addition to brokerage, Jake is an active real estate investor and developer, providing him with a unique owner's perspective when advising clients on acquisitions, dispositions, and value-add opportunities. Outside of real estate, he is passionate about wildlife conservation and land stewardship, supporting sustainable forestry, habitat restoration, and responsible land use throughout Georgia and Alabama.

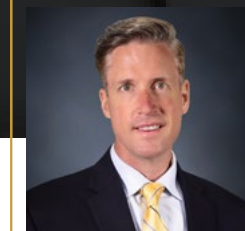


Michael Wess, CCIM

Partner, Bull Realty
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Michael Wess joined Bull Realty in 2016 after graduating with highest honors from the University of Georgia's Terry College of Business, where he earned degrees in real estate, finance, and international business. He quickly established himself as a top-performing broker, becoming a Partner in 2018 after closing more than \$25 million in transactions. Since partnering with Andy Lundsberg, the team has completed nearly 250 transactions totaling more than \$500 million and now averages over \$100 million in annual sales.

An Associate Broker and CCIM Institute Designee, Michael is recognized for achieving record-setting sales and successfully closing complex transactions. Outside of real estate, he supports Big Brothers Big Sisters, enjoys endurance challenges, and spends his free time exploring Atlanta with family and friends.



Andy Lundsberg

Partner, Bull Realty
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Andy Lundsberg has more than 20 years of sales, marketing, and commercial real estate experience, specializing in the acquisition and disposition of multifamily and boutique retail/office properties throughout Metro Atlanta. A consistent top producer at Bull Realty for the past eight years, he closes more than \$100 million in transactions annually and is a perennial member of the Atlanta Commercial Board of Realtors Million Dollar Club.

Before entering commercial real estate, Andy held leadership roles in sales and marketing with Coca-Cola and the healthcare industry.

A graduate with honors from Indiana University Kelley School of Business, he studied abroad and lived in Spain, where he became conversational in Spanish.

His diverse business background and international experience provide clients with strategic insight and a proven track record of delivering exceptional results.



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERS

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM HERE

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
<https://www.bullrealty.com>

