



**VALUE-ADD OPPORTUNITY:
OFFICE, MEDICAL, SENIOR LIVING, DENTIST
& DAYCARE APPROVED**

Prime Location, Area, and Visibility

2372 Lawrenceville Hwy - Decatur, GA 30033

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively present for sale a 20,441 SF Value-Add investment opportunity located at 2362 Lawrenceville Highway in Decatur, GA. Situated in a high-demand market with virtually no competing vacancies within a 5-mile radius, this property offers strong potential to capture pent-up tenant demand. This rare opportunity provides investors with an ideal platform to add value and maximize returns in a tight local supply market, making it a highly attractive investment.

Sale Price

CALL BROKER FOR MORE INFORMATION

BUILDING INFORMATION

Street Address:	2372 Lawrenceville Highway
City, State, Zip:	Decatur, GA 30033
County:	DeKalb
Building Size	
Building 1:	5,250 SF
Building 2:	15,191 SF
Total:	20,441 SF
Lot Size:	1.69 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Currently approved for senior living, personal home care, and daycare center; value-add opportunity as office, medical, dental, etc.
- Virtually no competing vacancies in the 5-mile radius, indicating significant pent-up tenant demand.
- Currently getting rental income from long-term multi-tenant daycare of \$57,600 + \$7,200 CAM, desiring a new 5+ year lease.
- Steady rent growth area with asking rents trending upward annually, reflecting confidence in the Decatur/Northlake submarket.
- Robust economy with Decatur's continued population growth and strong household incomes support a sustained need for childcare, healthcare, and senior services.
- Strategic location with proximity to major thoroughfares and residential centers ensures tenant success in attracting customers and employees.
- These strong fundamentals create the perfect environment for a value-add investment strategy, allowing investors to capitalize on market demand with minimal risk.
- **Click here to see the North DeKalb Mall - Fully Wiped Away for the Lulah Hills Project.**

BRAND NEW DEVELOPMENT OF NORTH DEKALB MALL



LULAH HILLS: BRAND NEW 73-ACRE MIXED-USE SHOPPING DESTINATION 0.5 MILES AWAY

The 73-acre mixed-use shopping destination in Atlanta's North DeKalb County is the evolution of community, designed to inspire all who visit. Encompassing 2.5 million square feet—including 320,000 SF of retail and restaurant space, 1,700 for-rent multifamily units, 100 townhomes, and a PATH Foundation greenway trail connecting Lulah Hills to Emory University - there's something for everyone here.



LINKS TO THE ARTICLES:

- [Click here to read "Building Community in Decatur, GA"](#)
- [Click here to read "Transforming North Dekalb Mall"](#)



SECTION 2

PROPERTY INFORMATION

FLOOR PLANS

BUILDING 1:

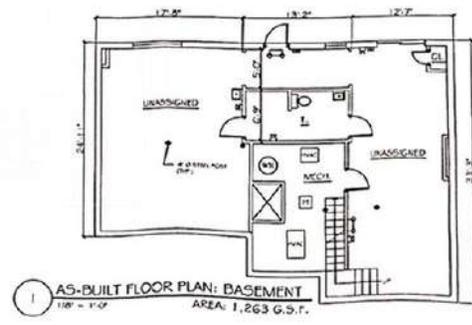
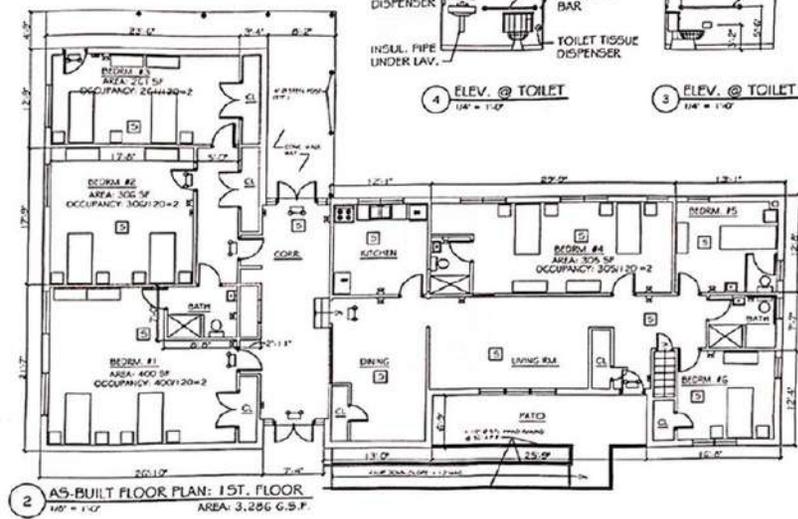
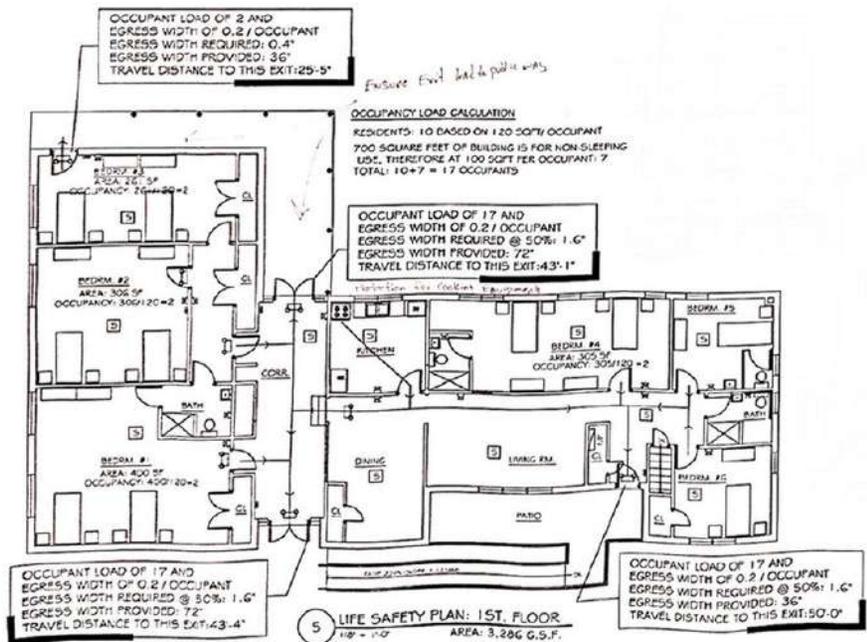
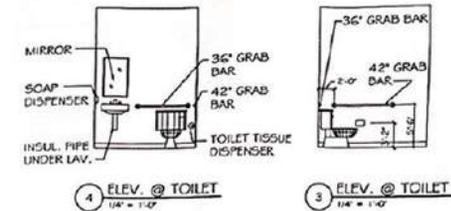
- 6 Bedrooms for 10 People
- 4 Bathrooms
- 1 Kitchen and 2 Large Living Spaces

FLOOR PLAN NOTES

1. ALL SINGLE EXT. DOORS ARE 3'-0"x6'-0" & ARE EQUIPPED W/ PAN. C. PARAWARE.
2. ALL DOUBLE EXT. DOORS ARE 6'-0"x6'-0" & ARE EQUIPPED W/ PAN. C. PARAWARE.
3. ALL INT. SINGLE DOORS ARE 3'-0"x6'-0"
4. ALL INT. DOUBLE DOORS ARE 5'-0"x6'-0"
5. ALL CLOSET SINGLE DOORS ARE 2'-0"x6'-0"

FLOOR PLAN LEGEND

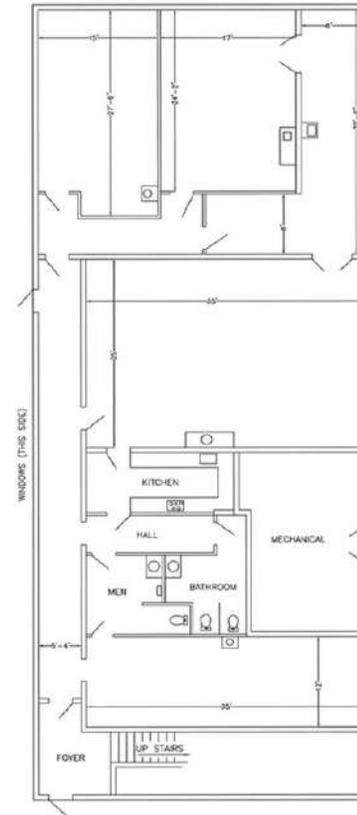
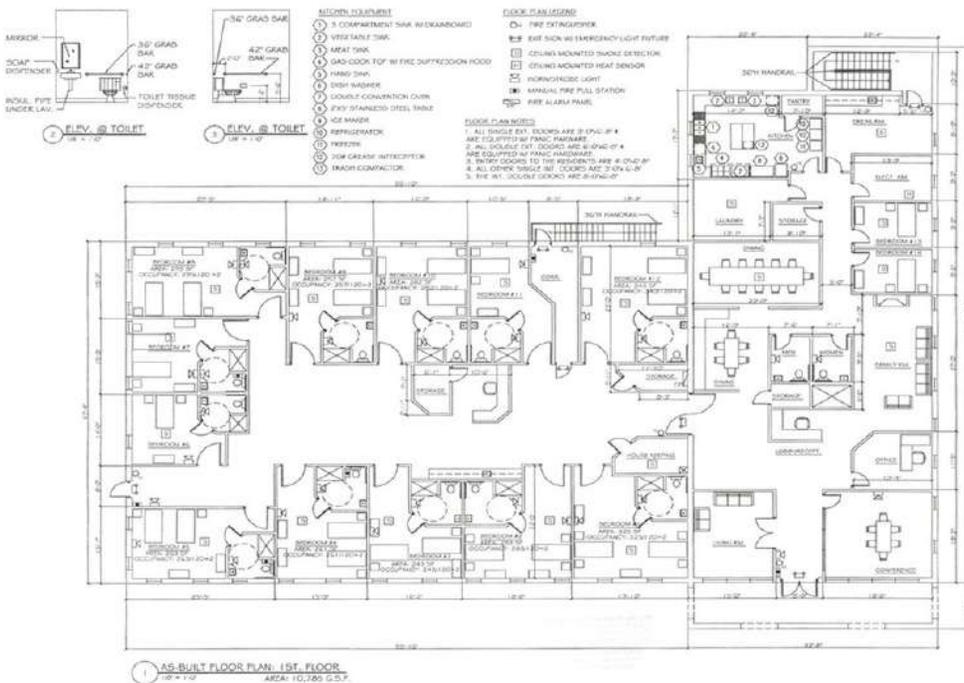
- FIRE EXTINGUISHER
- ⬇️ EXIT SIGN W/ EMERGENCY LIGHT FUTURE
- ☐ CEILING MOUNTED SMOKE DETECT
- ☐ CEILING MOUNTED HEAT SENSOR
- ☐ PHOTOBROBE LIGHT
- ☐ MANUAL FIRE PULL STATION
- ☐ FIRE ALARM PANEL
- ➔ EMERGENCY EXIT TRAVEL ROUTE



FLOOR PLANS

BUILDING 2: 1ST FLOOR

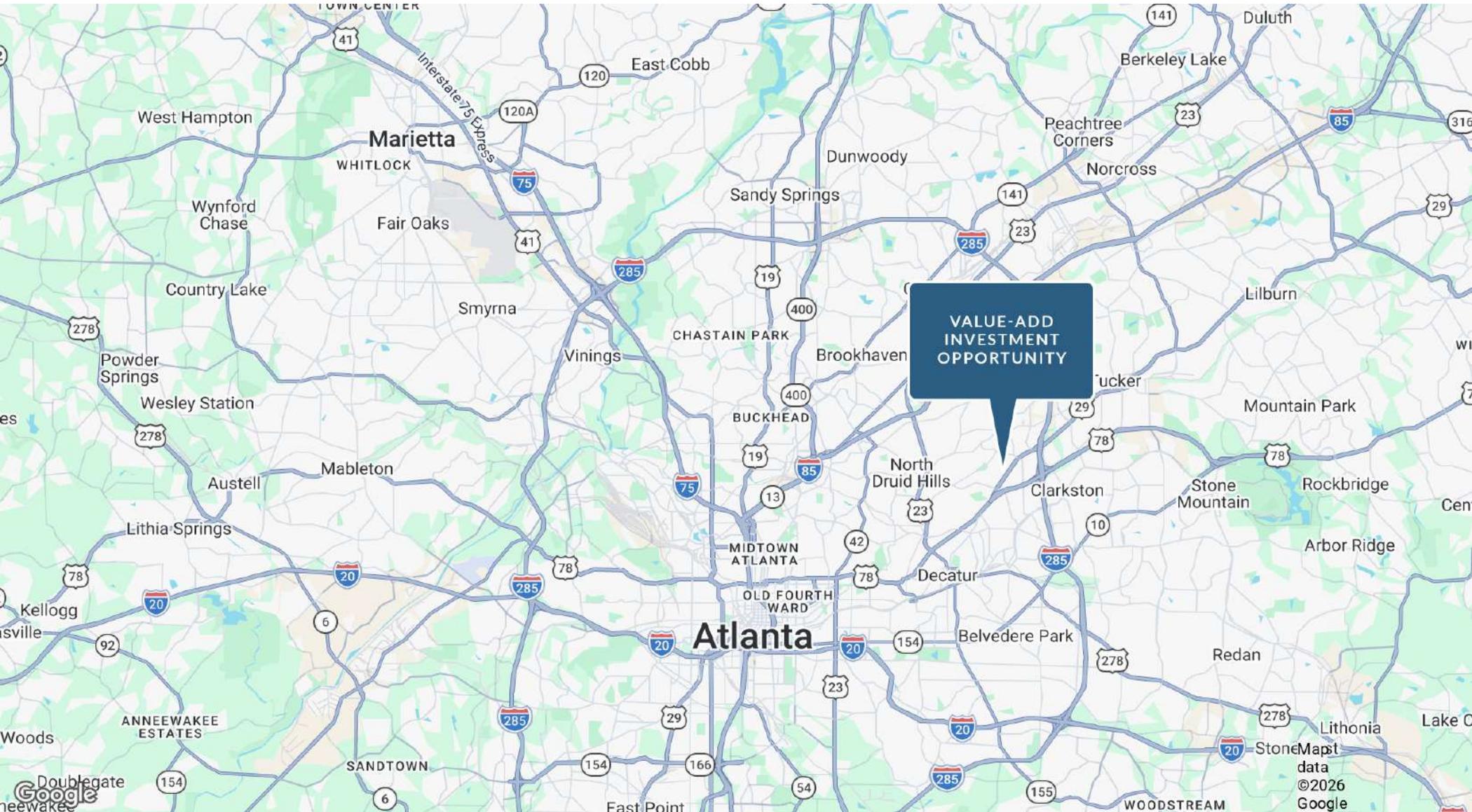
- 14 Bedrooms for 24 People
- 14 Bathrooms
- 1 Kitchen, 2 large Living Spaces and 3 Dining Areas



BUILDING 2: 2ND FLOOR

- 4 Bedrooms
- 2 Bathrooms
- 1 Kitchen, 1 Large Living Space and Mechanical Room

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

DeKalb-
Peachtree Airport

Norgate Manor
Condominium

VALUE-ADD
INVESTMENT
OPPORTUNITY

Enrichment
Station



Kingston Point
Manor Townhomes



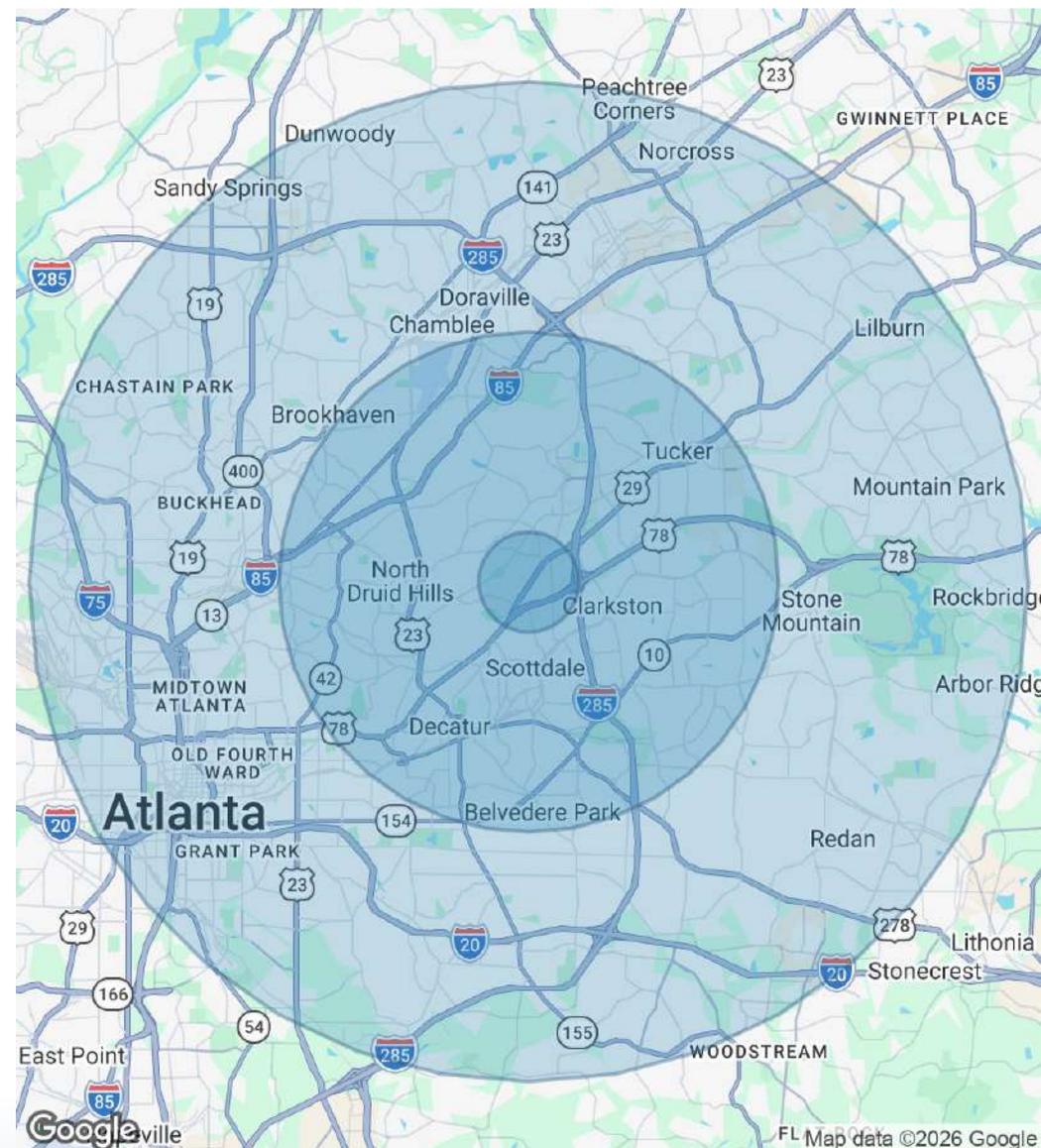
Lawrenceville Hwy (37,730 VPD)
29

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,241	313,087	1,203,420
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,373	129,049	506,118
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$137,785	\$129,070	\$123,748
Average House Value	\$493,785	\$546,569	\$527,200

TRAFFIC COUNTS	
Lawrenceville Highway	37,730 VPD
Stone Mountain Freeway	109,512 VPD
I-285	201,309 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Decatur, GA

DECATUR, GA

The City of Decatur, first chartered as a municipality by the State of Georgia in 1823, provides a full range of municipal services. The City of Decatur is the seat of DeKalb County, a large, urban county in the Atlanta metropolitan area. The city is located approximately five miles northeast of Downtown Atlanta and shares its western border with both the city of Atlanta (the Kirkwood and Lake Claire neighborhoods) and unincorporated DeKalb County. The Druid Hills neighborhood is to the northwest of Decatur. The Eastern Continental Divide bisects the city along the CSX (formerly Georgia Railroad) trackage right of way. Decatur is a city located in DeKalb County, Georgia. Decatur has a 2026 population of 24,271.

The City is in a strong financial, economic, and organizational position, with a sustained positive outlook. With its central location within the county and as the location of county offices and the court system, Decatur is primarily a service economy. Legal, banking, medical, insurance, accounting, governmental, and educational services are the mainstay of this economy. The essential nature of these services provides a solid basis for the City's economic well-being. Agnes Scott College, a four-year liberal arts college for women, remains financially healthy with an enrollment of approximately 1,000 students. The city has five walkable commercial districts with 1.8M square feet of office space designed just for businesses. Each district has its own character and includes a mix of office, retail, residential, and institutional uses. Special events, concerts, and festivals add to the economy with the addition of a number of new activities representing diverse populations and cultures. Decatur is home to many businesses and organizations, primarily in the areas of government, education, and health care, with 40 employees or more. The majority of Decatur's downtown employers are small service industry and professional firms that continue to grow and expand. Principal employers in the city include: DeKalb County Government, The City Schools of Decatur (education), Emory University Health Systems, Agnes Scott College (education), and KW Commercial Decatur, among the top.

For a small city, Decatur has more than its share of culture. Neighborhood Playhouse is a community theater that has staged comedy and drama productions for more than 25 years. PushPin Theater, formed in 1990 by Atlanta actors, has offered more than 50 workshop productions. Popular recreational activities include rafting on the scenic Chattooga River, camping at Stone Mountain Park Campground, and golfing on the area's many courses. Some of the highest-regarded links in the country within an hour's drive: Cuscowilla on Lake Oconee, Hawk's Ridge Golf Club in Ball Ground, and The Farm Golf Club in Rocky Face. Decatur's downtown area and residential neighborhoods are filled with historic structures and sites of interest.



Emory Decatur Hospital

GET FINANCING

Reliable **Capital. Closed Deals.**

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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