



RESTAURANT SPACE AVAILABLE March 2024
2752 A1 East Ponce De Leon Ave, Decatur, GA



Restaurant space available in Decatur (Unincorporated Dekalb County).

Property Features include:

- **9 Unit Building**
- **Parking at Immediate Front**
- **Trash/recycling service**
- **1 Mile to Downtown Decatur**
- **.4 Miles to Avondale Train Station**

Unit: Suite A1 1,500 Sq. Ft. Vent hood and walk- in refrigerator

Rent:

- **\$26.00-\$28.00 / SQ FT Base Rent**
- **Expense Approx. \$6.12 SQ FT in passthrough charges (CAM, taxes, insurance, garbage) Tenant responsible for electric and gas Water billed by Landlord monthly**

Kerry Chapman
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404-377-5188

www.eastdecaturstation.com

- NNN lease
- 3-5 year lease term





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Leasing requirements:

- Personal guarantee required
- Personal credit score of 675 or more required
- First month's rent and security deposit due at lease signing
- RENT + CAM + UTIL+ TAX +INSURANCE +TRASH monthly payment
- \$55 application fee

Broker Commission:

- Brokers to be paid ½ of first month's rent with 5% residual.
- Brokers must make first contact with EDS Leasing office for commission to be paid on executed leases by EDS. If EDS shows the tenant the property first, tenant will be responsible for Broker's commission.