

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA  
PROPERTIES



OFFERING MEMORANDUM | 341 CANDLER ROAD SE | ATLANTA, GA  
3,220 SF | .20 Acres +/- | Offered for \$800,000



Buckhead Office | 3744 Roswell Rd. | Atlanta, GA 30342 | 404.537.5200

## CONTENTS

---

Disclaimer & Conditions 3  
Property Overview 4  
Property Highlights 5  
Assessor Map 6  
Property Photos 7-13  
Area Location 14  
Local Businesses 15  
Local Demographics 16-19

OFFERING MEMORANDUM  
3,220 SF  
.20 ACRES +/-  
PRICE | \$800,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA PROPERTIES  
COMMERCIAL



**Hillary Dukes**

LISTING AGENT | REALTOR®

Direct 404.861.9361

Office 404.537.5200

[HillaryDukes.BHHSGeorgia.com](mailto:HillaryDukes.BHHSGeorgia.com)

[Hillary.Dukes@BHHSGeorgia.com](mailto:Hillary.Dukes@BHHSGeorgia.com)

## DISCLAIMER & CONDITIONS

This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the property will be made available to qualified prospective purchasers.

In the Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Confidential Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway HomeServices or the current Owner/ Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interests or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/ Seller shall have no legal commitment or obligations to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner / Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied, or otherwise reproduced or disclosed to anyone without the prior written authorization of Berkshire Hathaway HomeServices or Owner / Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.





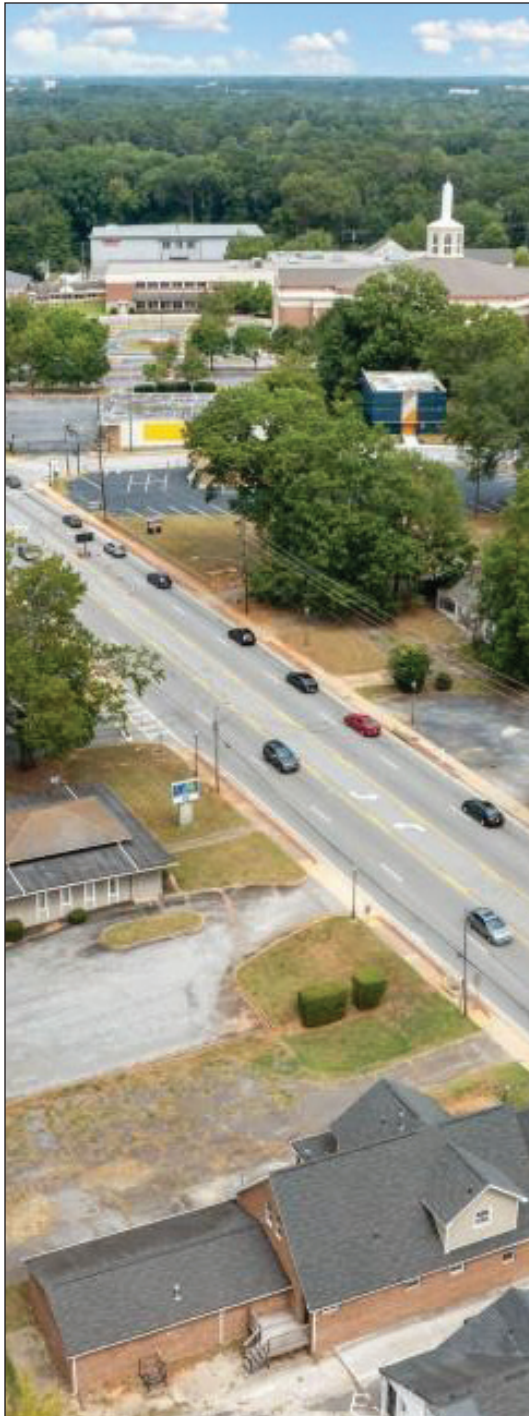
## PROPERTY OVERVIEW

341 Candler Road SE | Atlanta, Ga

Located in a PRIME LOCATION near East Lake Golf Course and just 1 block from the Memorial Drive/Candler Road Corridor, this repurposed commercial property offers 3,220 SF of customizable space on a .20-acre lot with parking for 20 vehicles. Zoned C1, the property is ideal for a wide range of business uses, including retail, office, medical, law, restaurant, beauty or barber suites, co-working space, professional service suites, mixed-use, etc. Recent updates include a newer roof, windows, brick exterior, insulation, plumbing, electrical systems, and two newer HVAC systems. The interior is in vanilla shell condition, offering freshly painted areas and stripped out flooring, giving buyers full flexibility to customize the space. The building includes 9-10 flexible spaces on the lower level with 2.5 bathrooms, and the upper-level features 3 rooms/offices, a full kitchen, and a full bathroom, providing potential for live/workspace or shared professional use. This space can also be fully opened up to create a more expansive layout, if that better suits your business concept. Less than 1 mile from East Lake Golf Course and conveniently close to Downtown Decatur, Agnes Scott College, Kirkwood, and Downtown Atlanta, this property benefits from high foot traffic, easy access to public transportation (bus and train), and proximity to major interstates and Hartsfield-Jackson International Airport. With its central location near Decatur Square, Emory University, and Oakhurst, this property offers an excellent opportunity for small business owners, investors, developers, or those seeking a mixed-use space in a highly accessible area.

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.





## PROPERTY HIGHLIGHTS

341 Candler Road SE | Atlanta, Ga

- **Prime Location:** Near East Lake Golf Course, 1 block from Memorial Drive/Candler Road Corridor
- **Customizable Space:** 3,220 SF on a 0.20-acre lot
- **Zoning:** C1, suitable for retail, office, medical, restaurant, co-working, mixed-use, etc.
- **Recent Updates:** Newer roof, windows, brick, insulation, some plumbing and electrical, 2 newer HVAC systems, recessed lighting
- **Vanilla Shell Condition:** Freshly painted areas, stripped flooring for easy customization
- **Layout Options:** 9-10 flexible lower-level spaces, 3 upper-level rooms/offices, full kitchen and bathroom; potential for live/workspace or fully open layout
- **Parking:** Space for 20 vehicles
- **Convenient Access:** Close to Downtown Decatur, Agnes Scott College, Kirkwood, Downtown Atlanta
- **High Foot Traffic & Accessibility:** Near public transportation, major interstates, and Hartsfield-Jackson International Airport
- **Great for Small Business Owners, Investors, Developers:** Mixed-use potential in a central, highly accessible area
- **Property Type:** Commercial
- **Township:** Atlanta
- **County:** Dekalb
- **Total Acres:** 0.20 +/-
- **Zoning:** C1
- **Parcel IDs:** 15 182 02 015  
15 182 02 016

### OFFERING MEMORANDUM

3,220 SF

.20 ACRES +/-

PRICE | \$800,000

# ASSESSOR MAP



SOURCE: DEKALB COUNTY, GA

DEKALB COUNTY, GA.

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



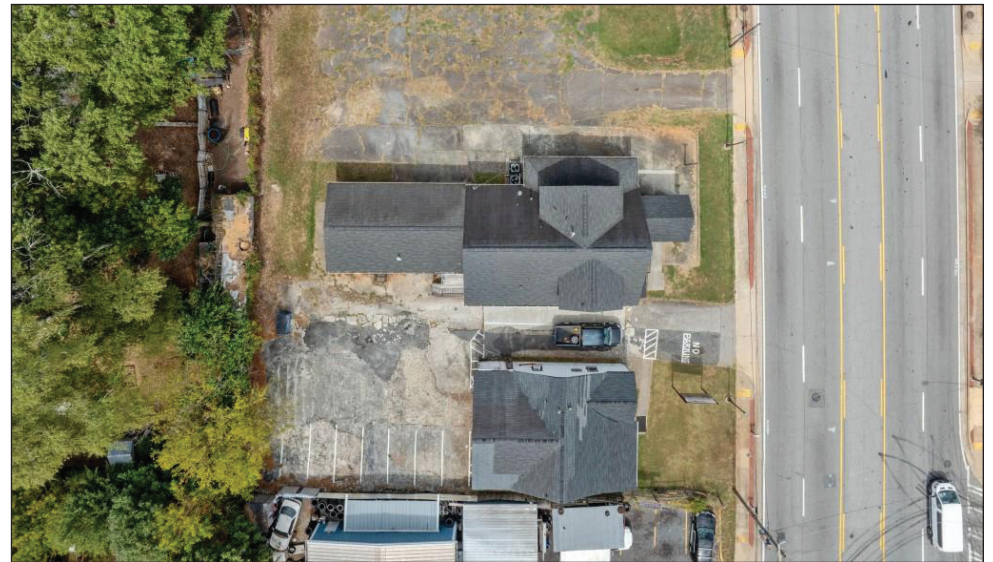
# PROPERTY IMAGES



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# PROPERTY IMAGES



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# PROPERTY IMAGES



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# PROPERTY IMAGES



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



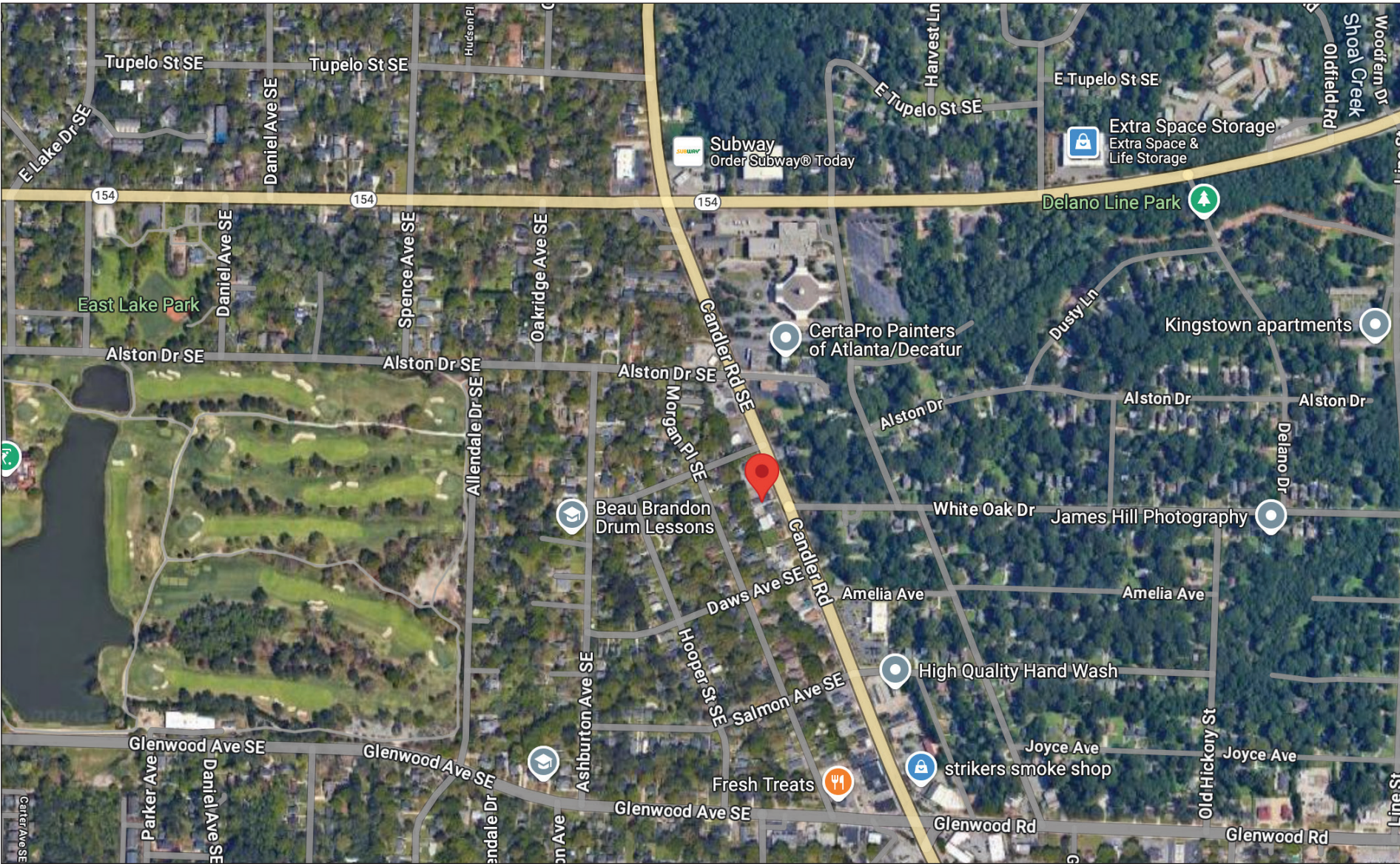
# PROPERTY IMAGES



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# LOCAL AREA MAP



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# LOCAL AREA BUSINESSES

ATLANTA, GA

## Eating - Drinking

	Address	Phone #	Distance	Description
Gabbys Kitchen And Cater...	395 Ashburton Ave Se	(678) 805-2166	0.25	Caterers
The Power Of Healing & D...	3021 Memorial Dr Se	(770) 733-8289	0.28	Delicatessen (Eating Places)
Ruth Coleman	2889 Memorial Dr Se	(770) 559-5091	0.29	Sandwiches And Submarines Shop
Waffle House, Inc.	2914 Memorial Dr Se	(404) 377-4998	0.29	Restaurant, Family: Chain
Fresh Treats, Llc	3148 Glenwood Rd	(404) 549-2814	0.29	Cafe
Bimbo Bakeries Usa, Inc	3212 Glenwood Rd	(404) 244-4500	0.35	Bread
A Different Kind Of Chick Llc	2781 Glenwood Ave Se	(815) 715-1356	0.45	Eating Places
The Krystal Company	1855 Candler Rd	(404) 289-7445	0.5	American Restaurant
Captain D's, Llc	1881 Candler Rd	(404) 289-9266	0.55	Seafood Restaurants
Venomous Soul Llc	1924 Bonner St	(404) 820-9811	0.58	Eating Places

## Shopping

	Address	Phone #	Distance	Description
Bp Food Mart	1736 Candler Rd	(404) 343-3104	0.21	Grocery Stores
Glenwood Health Food Bo...	3168 Glenwood Rd	(678) 927-9434	0.28	Grocery Stores
Affinity Paints And Decor	2889 Memorial Dr Se	(404) 600-4445	0.29	Paint
Infinitone Paint And Decor	2889 Memorial Dr Se	(404) 600-3346	0.29	Paint
Stop & Stop	3125 Glenwood Rd	(404) 288-5559	0.33	Convenience Stores, Chain
Atl Wings	3165 Glenwood Rd	(404) 289-7788	0.33	Supermarkets
Builders Equipment Co., Inc.	3261 Glenwood Rd	(404) 289-0456	0.44	Builders' Hardware
After Dark Exhaust & Brak...	1835 Candler Rd	(404) 286-2400	0.46	Hardware Stores
Feral Foods Llc	2511 Saint Patrick St Se	(404) 438-3242	0.5	Grocery Stores
Fatou African Hair Brading	3355 Glenwood Rd	(404) 534-9003	0.63	Grocery Stores

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# LOCAL AREA DEMOGRAPHICS

ATLANTA, GA

## Population

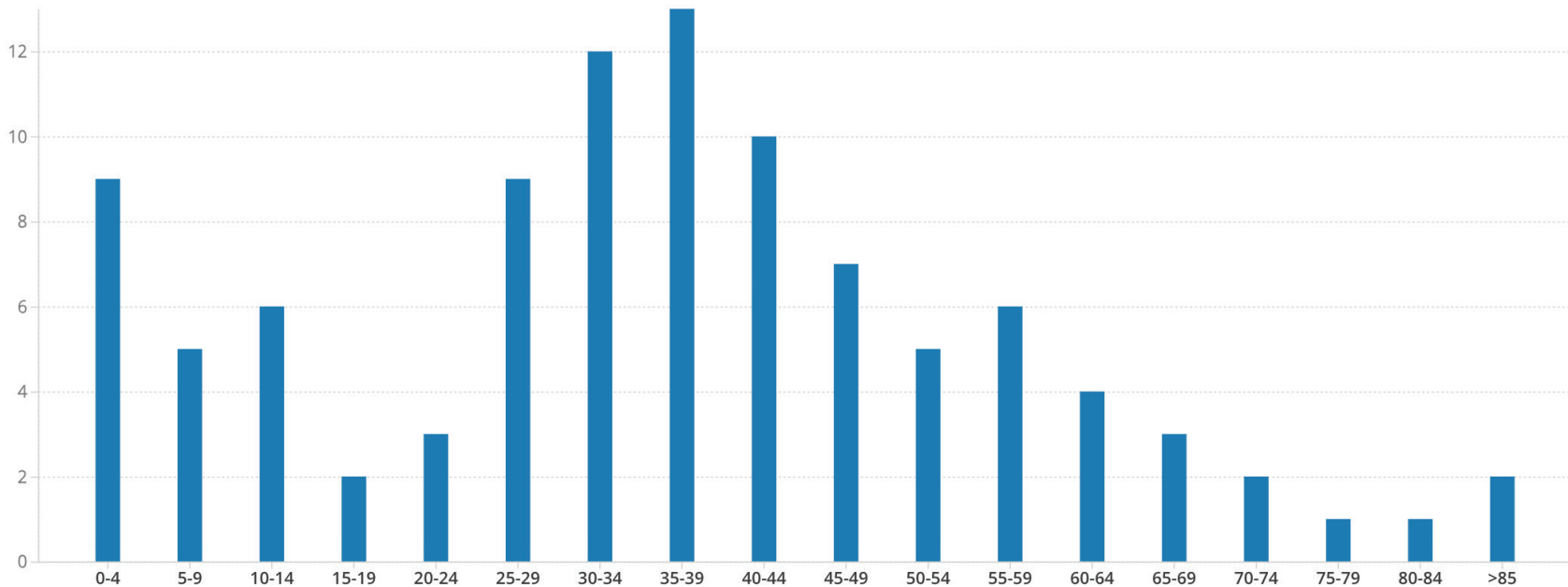
### Summary

Estimated Population	14,258
Population Growth (since 2010)	9%
Population Density (ppl / mile)	3,987

### Household

Number of Households	5,997
Household Size (ppl)	2
Households w/ Children	3,032

### Age



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

# LOCAL AREA DEMOGRAPHICS

ATLANTA, GA

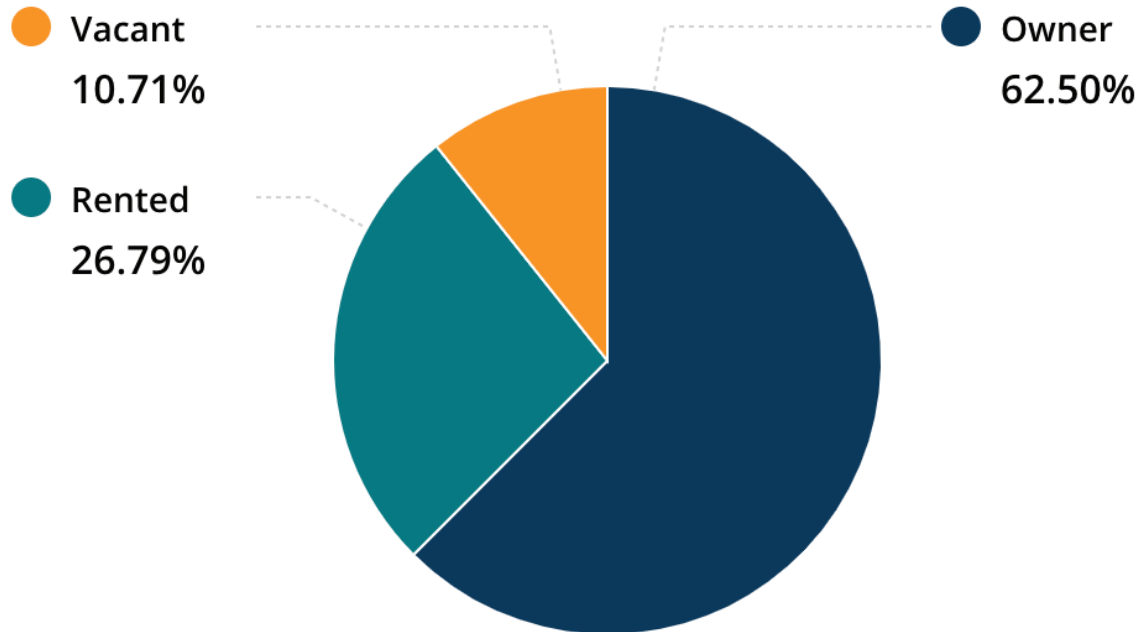
Median Home Sale Price \$430,300

Median Year Built 1957

Annual Residential Turnover

12.5%

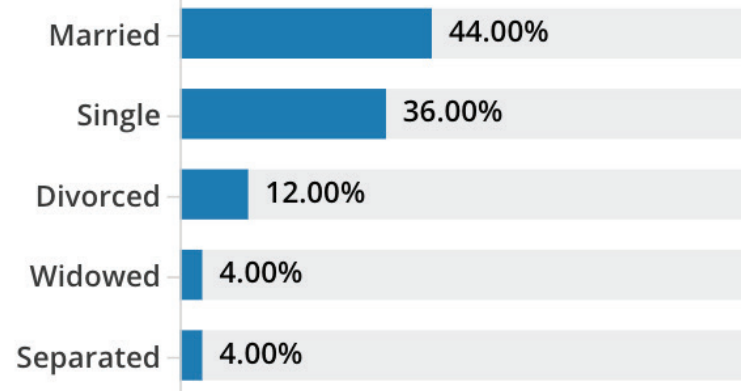
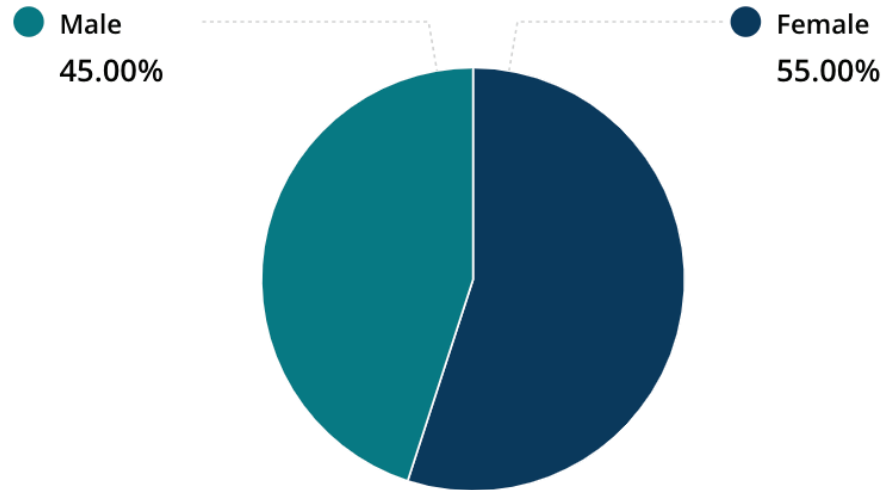
## Occupancy



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

# LOCAL AREA DEMOGRAPHICS

ATLANTA, GA



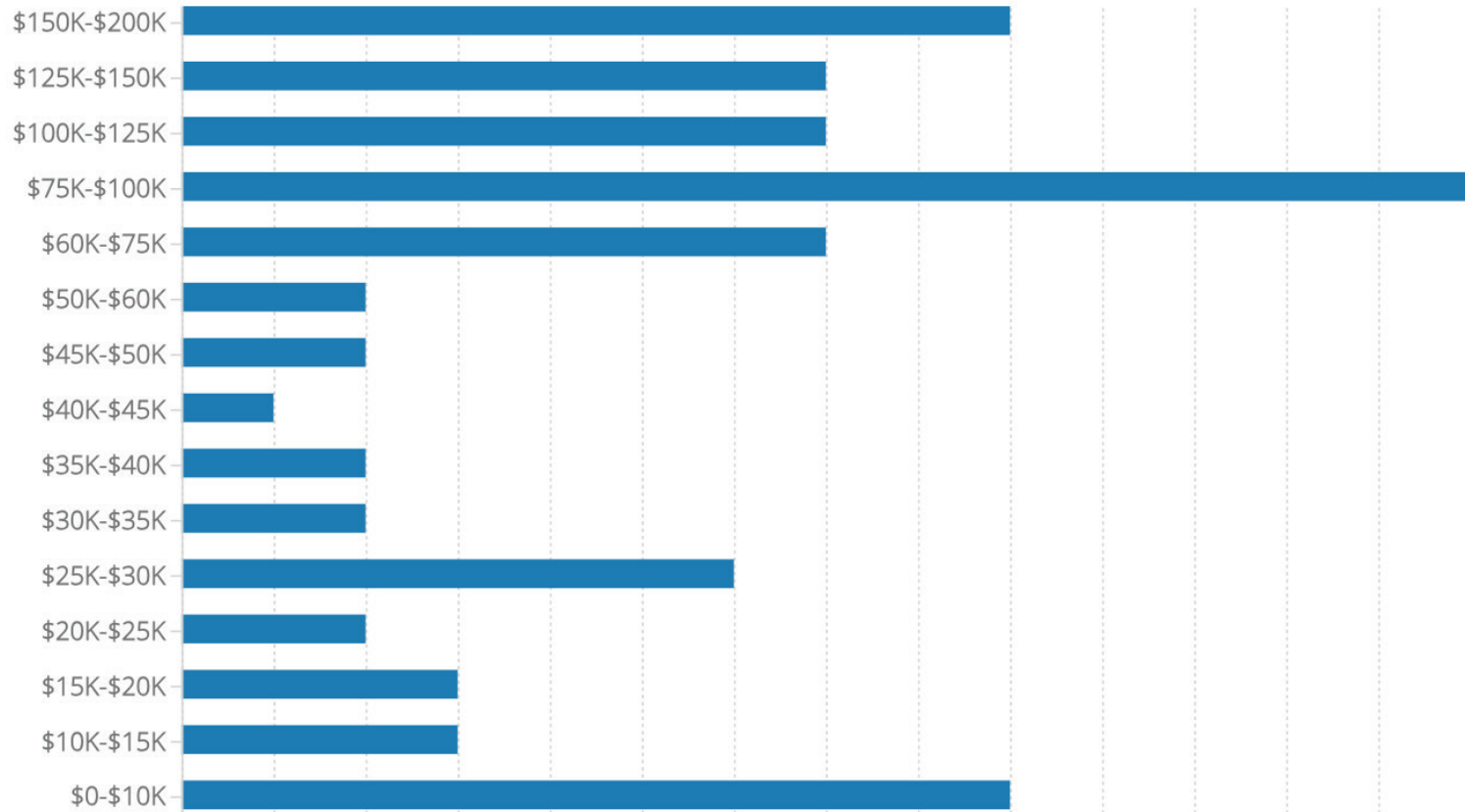
Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



# LOCAL AREA DEMOGRAPHICS

ATLANTA, GA

## Household Income



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | GEORGIA  
PROPERTIES

 COMMERCIAL DIVISION<sup>SM</sup>



---

**HILLARY DUKES**

---

REALTOR<sup>®</sup>

**mobile 404.861.9361 | office 7404.537.5200**

HillaryDukes.bhhsgeorgia.com | Hillary.Dukes@bhhsgeorgia.com

**Buckhead Office | 3744 Roswell Rd. | Atlanta, GA 30342 | 404.537.5200**