

8,125± SF Medical Office Condo For Sale or Lease



1991 N Williamsburg Drive
Decatur, GA 30033

Property Highlights

- 8,125± sf medical office condo for sale or lease
- Available space:
 - First floor level
 - 1,787± sf (Suite A100)
 - 1,396 (Suite A200)
 - Second floor level
 - 1,125± sf (Suite A100)
 - 1,119± sf (Suite A300 - Studio Apt)
- Zoned OI
- Close proximity to Emory University Hospital and Children's Healthcare of Atlanta, and Atlanta VA Medical Center
- 33,900 cars per day on N Druid Hills Road, northeast of site
- Lease rate: \$20/sf, Modified Gross
- Sale price: \$1,500,000 (\$184.62/sf)



Justin Carswell
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

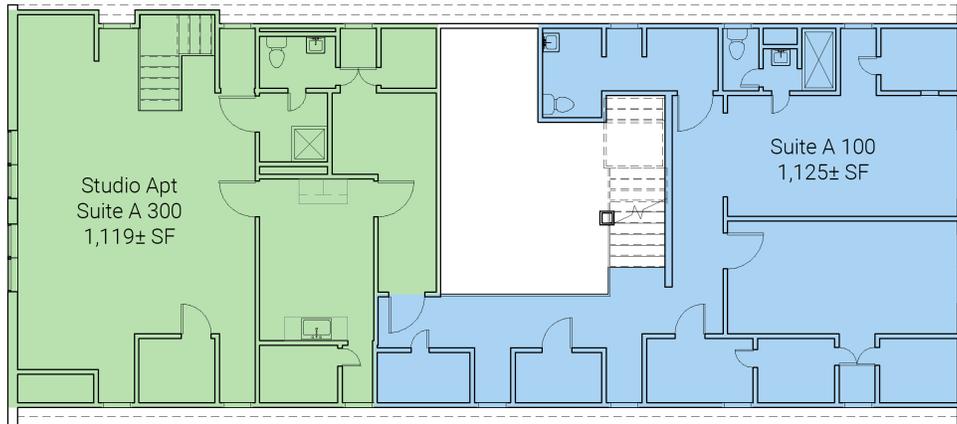
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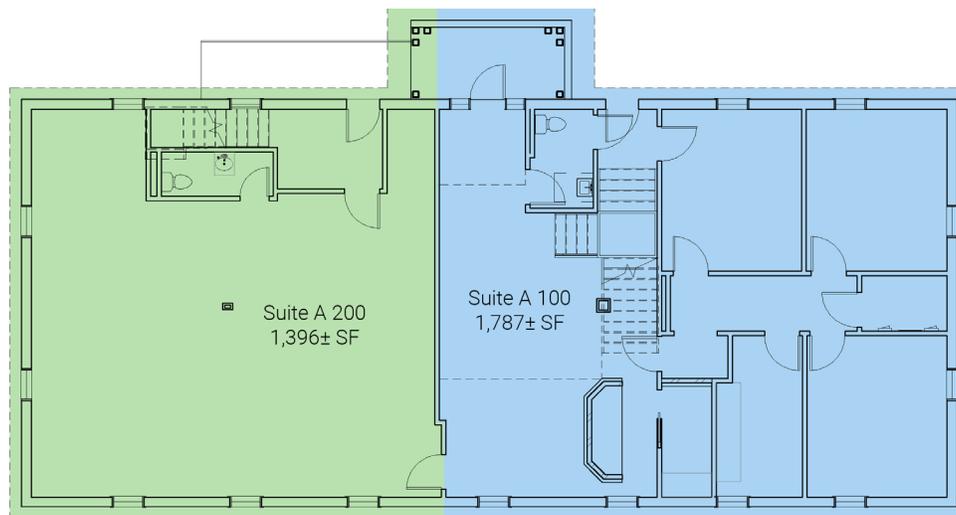
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SECOND FLOOR



FIRST FLOOR

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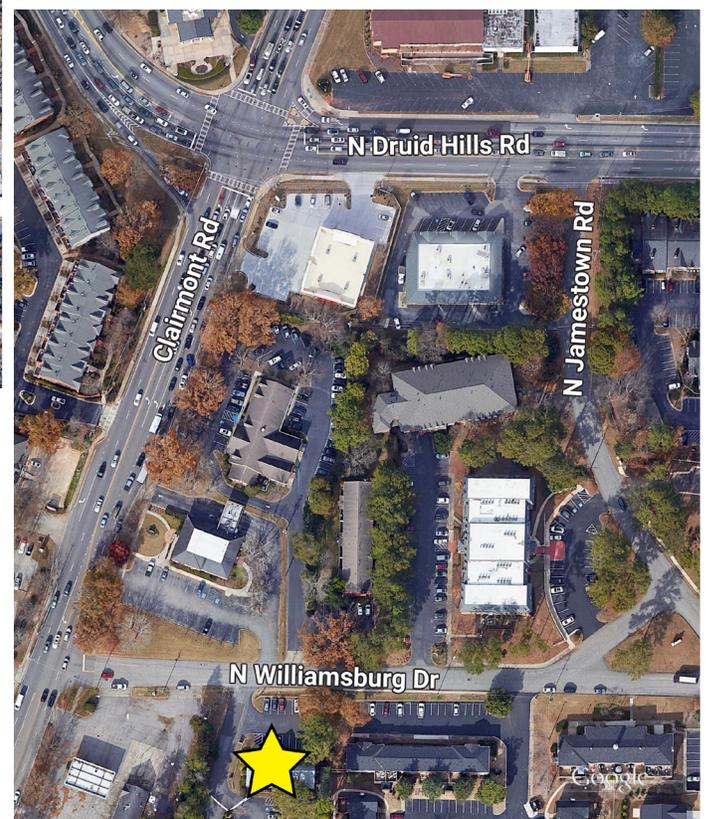
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Area Demographics

Population	1-mile	3-mile	5-mile
2027 Projection	12,259	121,537	422,558
2022 Population	12,157	118,223	399,063
2010 Population	12,534	110,451	325,283

Income	1-mile	3-mile	5-mile
Avg Household Income	\$118,768	\$121,000	\$122,564
Med Household Income	\$82,850	\$84,469	\$88,737

Source: CoStar

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Listing Agent



Justin Carswell
Partner

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About Justin

Justin Carswell is an associate broker with McWhirter Realty Partners. Justin has over 10 years of commercial real estate experience and specializes in representing medical and general office clients.

Justin provides real estate services with a comprehensive approach that is tailored to maximize the value for each of his clients. In his role, Justin advises owners and investors of medical real estate and general office properties on the execution of key objectives for their portfolio. Objectives include, but are not limited to, implementing a leasing and marketing plan, targeting acquisition and disposition strategies and conducting property evaluations. In addition to representing Landlords, Justin spearheads tenant representation assignments for medical practices and general office companies. These services include lease and sale analysis, market searches, strategic planning, and lease negotiations.

Justin has in-depth knowledge of working with owners, investors, and tenants to provide pre-construction and construction management services. Prior to joining McWhirter Realty Partners, Justin was a Senior Project Engineer at Holder Construction Company where he was a part of managing \$550 million in construction projects across the US. Justin joined McWhirter Realty Partners in 2012 and was named a Partner in 2019.

Professional Affiliation / Recognition

- Atlanta Commercial Board of Realtors
- ACBR Million Dollar Club
- Building Owners and Manager Association (BOMA)
- Georgia Association of Healthcare Executives (GAHE)
- Rotary Club of Marietta
- Young Board of Directors for Meals on Wheels of Atlanta
- United Services Organization (USO)
- Licensed associate broker in Georgia and South Carolina

Education

- Bachelor of Building Science – Auburn University
- Master of Real Estate Development (MRED) – Auburn University

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