

# 1463 Church Street | Office & Redevelopment Opportunity

Decatur, GA 30030



## Property Description

An office and redevelopment opportunity in the heart of Decatur's Church Street corridor. 1463 Church Street offers strong visibility, OI zoning (Unincorporated DeKalb County), and proximity to major retail and medical anchors—making it well suited for immediate office or medical use, as well as longer-term redevelopment.

Located just minutes from downtown Decatur and Emory University, the property benefits from high daily traffic counts along Church Street and exposure within an established commercial node. Surrounding national retailers, restaurants, and medical uses drive consistent activity and support demand for professional and service-oriented users. The building is set within professionally landscaped grounds, creating strong curb appeal and immediate usability. Under new ownership, the property presents a clean slate for buyers seeking a stable location with clear zoning, strong fundamentals, and long-term positioning.

## Property Highlights

- OI zoning (Unincorporated DeKalb County)
- High-visibility Church Street frontage with strong traffic counts
- Minutes to downtown Decatur and Emory University / Hospital
- Surrounded by national retail, dining, and medical anchors
- Well-maintained improvements with attractive landscaping

## OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	16,005 SF
Building Size:	1,162 SF

**DANNY GLUSMAN**

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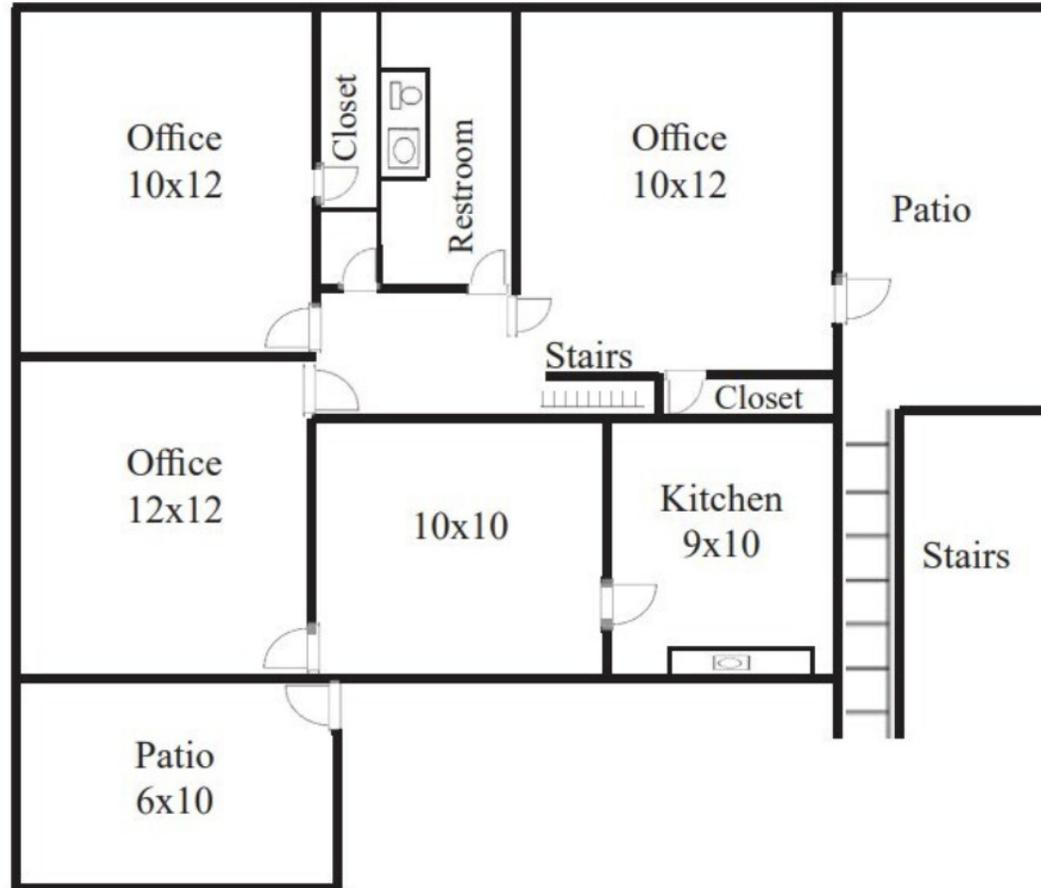
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## Floor Plan



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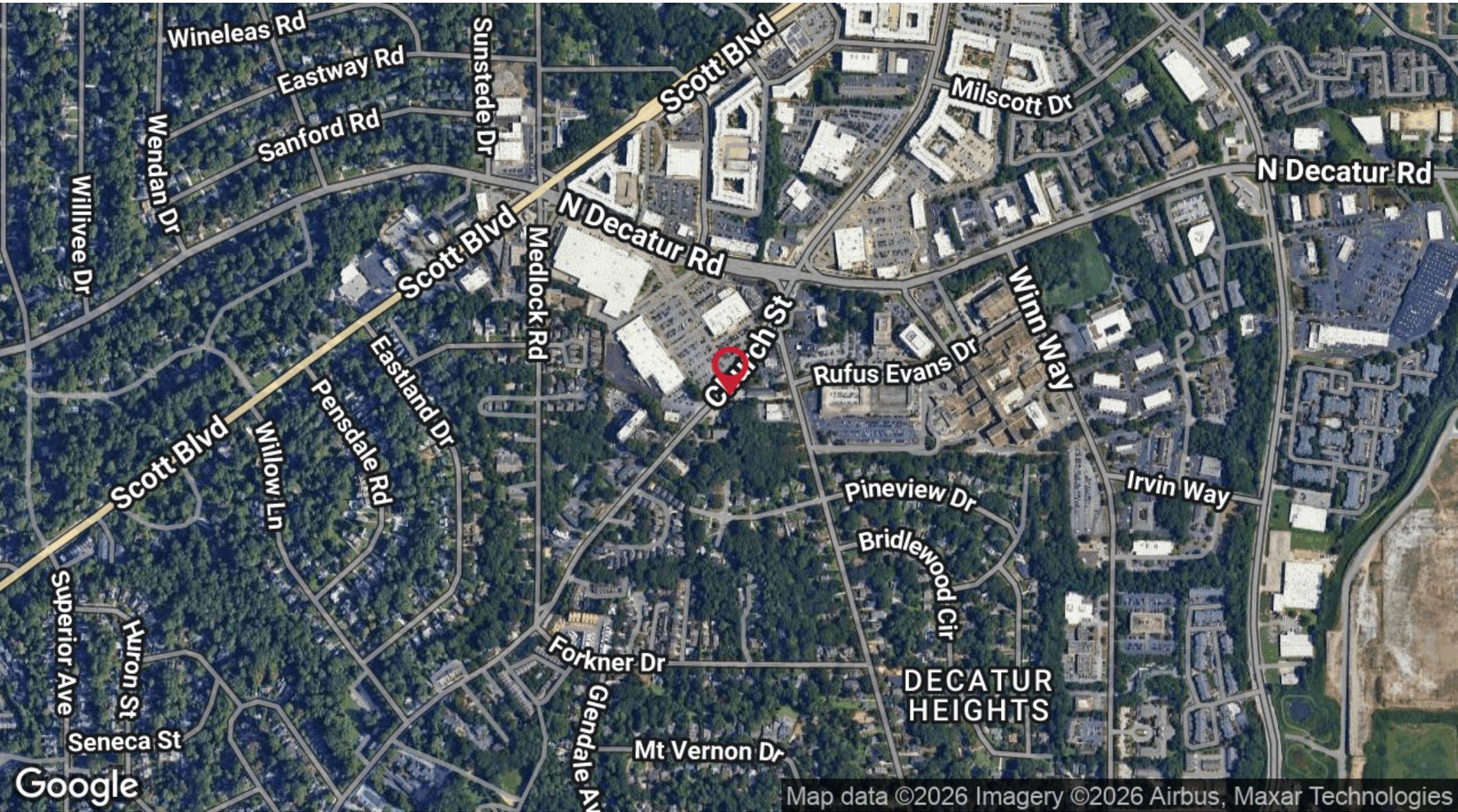
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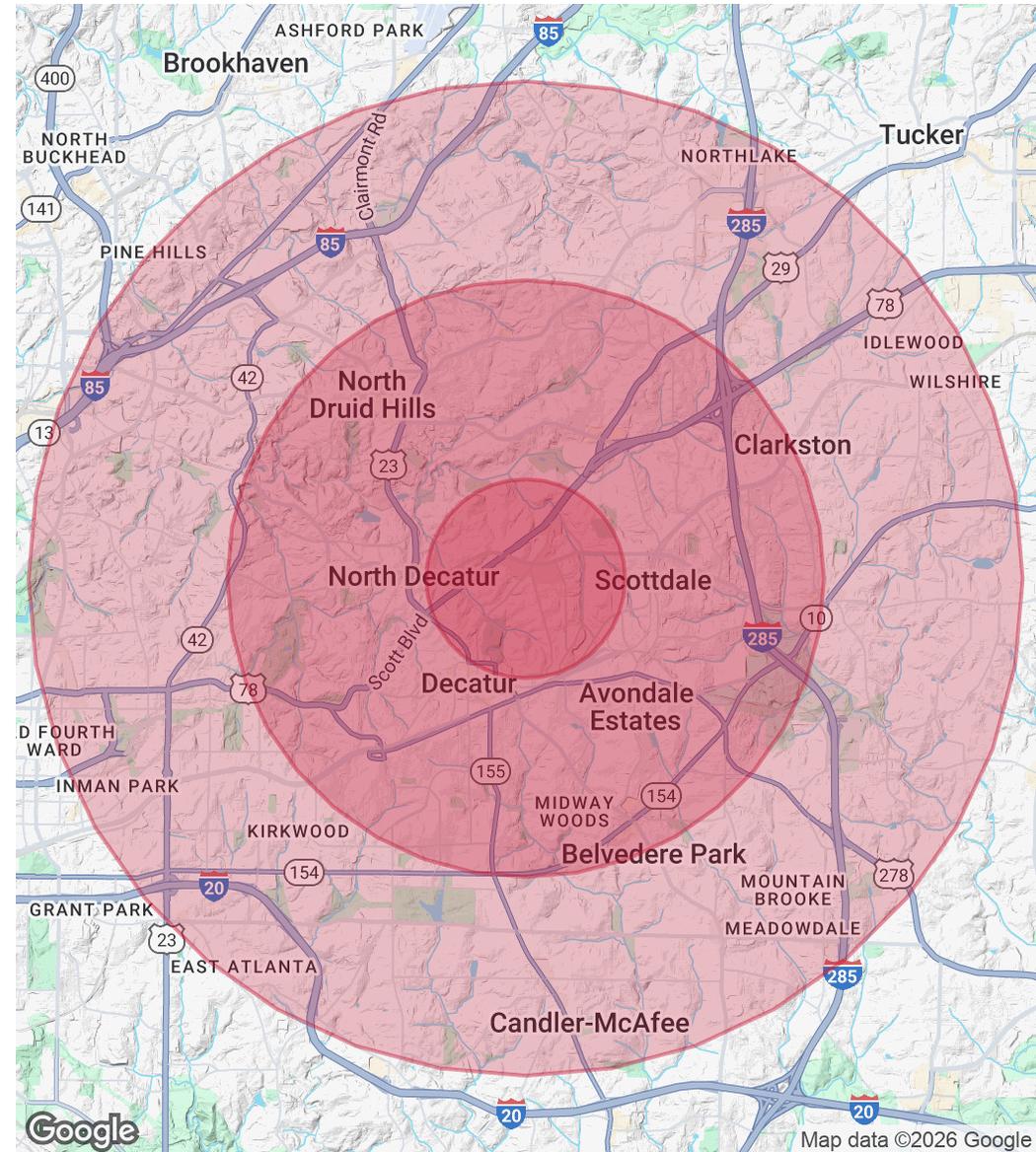
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,051	117,536	305,603
Average Age	41	38	38
Average Age (Male)	39	37	37
Average Age (Female)	42	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,865	48,196	130,227
# of Persons per HH	2	2.4	2.3
Average HH Income	\$150,945	\$144,695	\$133,666
Average House Value	\$645,399	\$597,133	\$572,329

Demographics data derived from AlphaMap



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