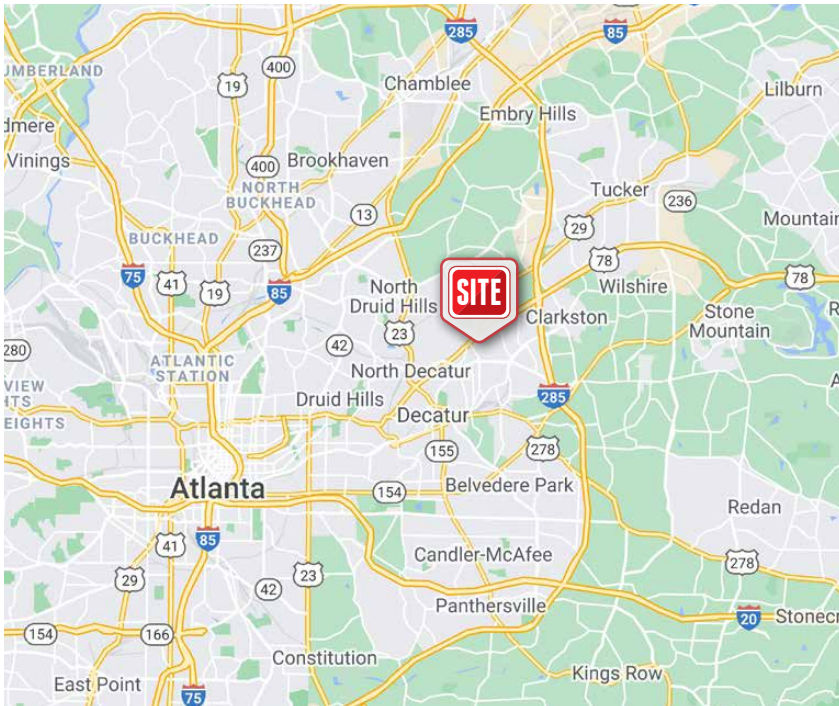




## 1849 Lawrenceville Highway Decatur, GA 30033



### PROPERTY HIGHLIGHTS

Current tenant lease expires 7/31/24

Utilities available and/or to property boundary

County: Dekalb

APN: 18-063-03-027

Acres: 1.2

Size: 52,272

Zoning: C-1 w/ Conditions [Municode Table of Permitted Uses](#)

### ABSOLUTE NNN GROUND LEASE RENT (8000 SF BUILDING)

\$ PSF	Monthly	Annually
\$32.67	\$21,780	\$261,360

	1 MILE	3 MILES	5 MILES
2020 Population	12,347	113,242	321,335
2025 Population	13,952	121,246	337,997
2020 Households	5,668	46,749	135,211
2020 Median HH Income	\$66,485	\$72,639	\$70,529
2025 Median HH Income	\$71,042	\$78,255	\$77,443

Exclusively Listed By:

**Todd Ellis**

404 812 4009 | [tellis@naibg.com](mailto:tellis@naibg.com)

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### NORTH DEKALB SITE PLAN



**320,000 SF**

OF INNOVATIVE & CREATIVE RETAIL

**1,700**

MULTIFAMILY UNITS

**180,000 SF**

2 CLASS A OFFICE BUILDINGS

**100**

TOWNHOMES

**150-Key**

HOTEL

**Multiple**

CONNECTIVE GREEN SPACES

**16-Screen**

AMC THEATER

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### DEKALB COUNTY GIS PARCEL MAP



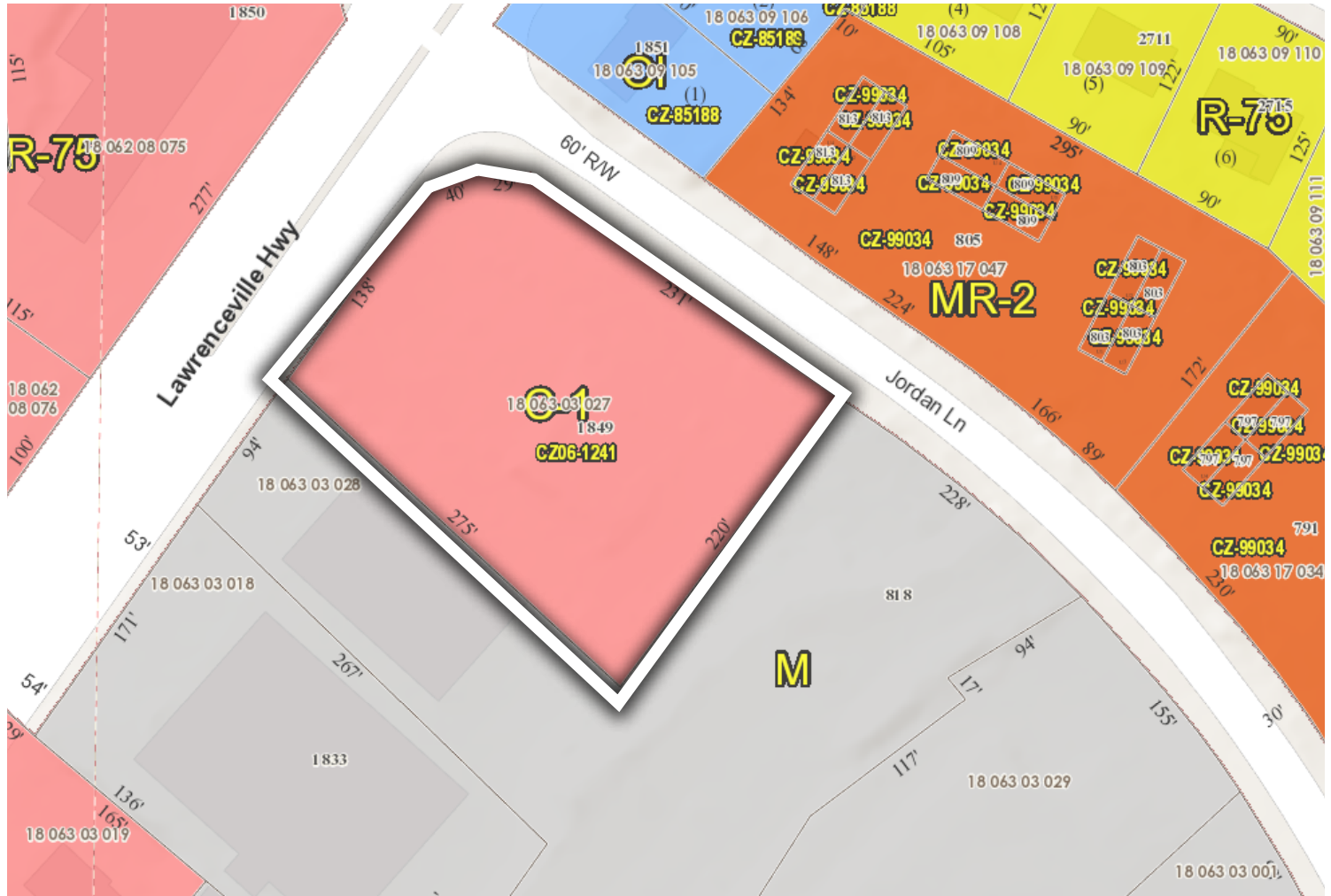
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### DEKALB COUNTY GIS CURRENT ZONING



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