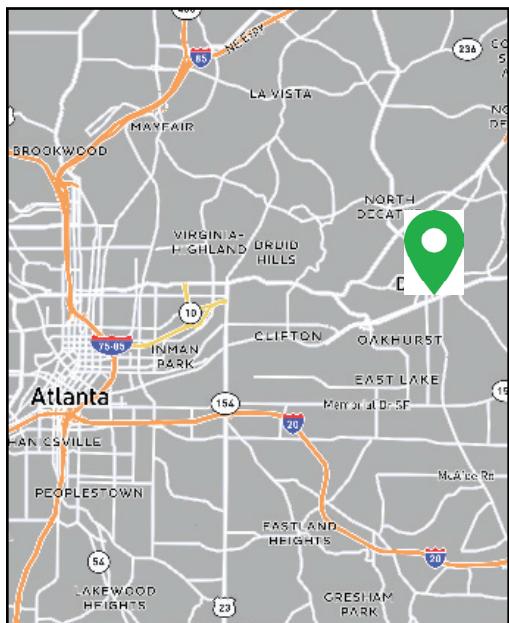


910 CHURCH STREET

DECATUR, GEORGIA 30030

RARE DOWNTOWN DECATUR OFFICE SPACE FOR SALE



RARE DOWNTOWN DECATUR OFFICE SPACE FOR SALE

910 Church Street is on the market for sale for the first time in over a decade. The seller purchased the property from the original owner and has fully renovated all three suites. A number of building systems have been updated including the replacement of all windows with heavy duty aluminum clad wood windows with LOE glass in 2017. The property is ideal for an owner-user looking to work and recruit employees in Downtown Decatur, near some of the best restaurants in the metro area as well as Emory, Agnes Scott College, Emory Hospital, and surrounding neighborhoods. The property is one of very few sites in Downtown Decatur with ample onsite surface parking. An existing street-facing monument sign is available with over 17,000 daily vehicles on Church Street.

Executive Summary

BUILDING:	10,325 SF, two-story brick 5,187 SF Groundfloor space available 5,138 SF Upstairs, divided between two suites an additional ~2000 SF of bonus storage
LOT:	0.45 acres
ZONING:	C-2 General Commercial
PARKING:	30 Spaces (nearly 3/1000 sf)
ACCESS:	Multiple building entrances and exits
EXPOSURE:	Rare street-facing monument sign



VANTAGE
REALTY PARTNERS

Ben Rosenberg

Ben@VantageAtl.com
404.791.6878

910 CHURCH STREET

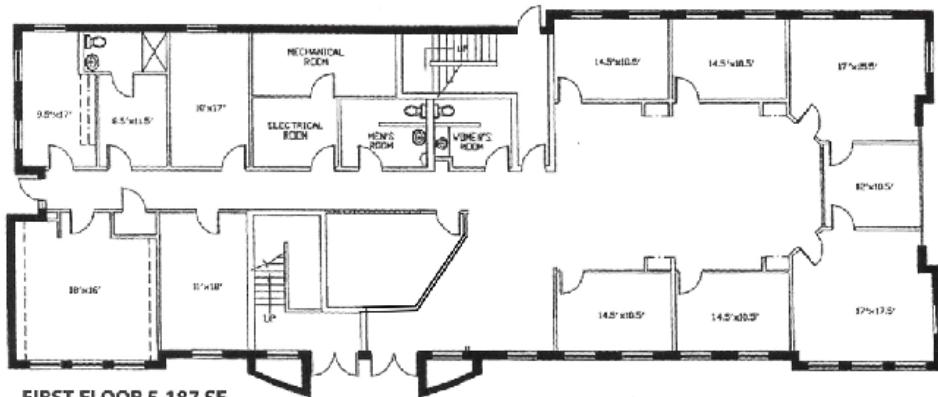
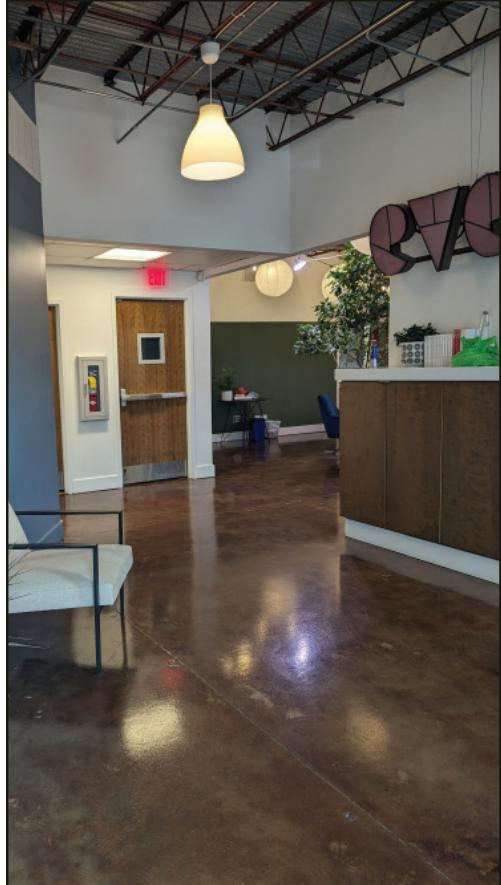
DECATUR, GEORGIA 30030

RARE DOWNTOWN DECATUR OFFICE SPACE FOR SALE

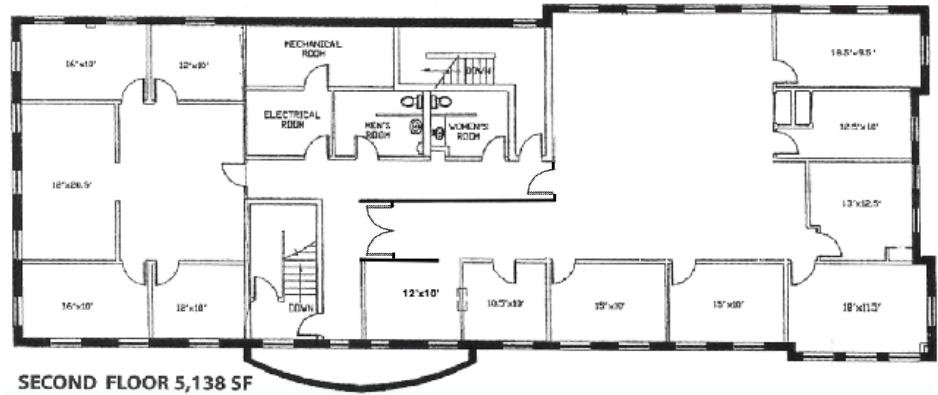


LOCATED IN DOWNTOWN DECATUR

- 5 Minute Walk to Decatur Square
- 5-10 Minute Walk (less than 0.5 mile) to MARTA Rail Station
- Walkable to restaurants, coffee shops, parks, and bike paths
- Easy Access to I-285



FIRST FLOOR 5,187 SF



SECOND FLOOR 5,138 SF



VANTAGE
REALTY PARTNERS

Ben Rosenberg

Ben@VantageAtl.com
404.791.6878

910 CHURCH STREET

DECATUR, GEORGIA 30030

RARE DOWNTOWN DECATUR OFFICE SPACE FOR SALE



DEMOGRAPHICS			
	1 mile	2 miles	3 miles
Mortgage Income			
2024 Percent of Income for Mortgage	31.3%	30.3%	31.5%
Median Household Income			
2024 Median Household Income	\$125,492	\$123,792	\$110,633
2029 Median Household Income	\$154,657	\$149,304	\$131,363
2024-2029 Annual Rate	4.27%	3.82%	3.49%
Average Household Income			
2024 Average Household Income	\$177,250	\$173,431	\$160,287
2029 Average Household Income	\$206,877	\$200,892	\$186,331
2024-2029 Annual Rate	3.14%	2.98%	3.06%
Per Capita Income			
2024 Per Capita Income	\$81,237	\$72,612	\$68,722
2029 Per Capita Income	\$94,936	\$84,432	\$80,299
2024-2029 Annual Rate	3.17%	3.06%	3.16%
GINI Index			
2024 Gini Index	37.8	35.3	37.9
Households by Income			