



# Rare Commercial Building on N. Druid Hills with Retail Exposure

For Sale | ±2,224 SF



## CONTACT INFORMATION

**LINDSAY BRERETON, CCIM**

V.P. Healthcare Real Estate Services

Lindsay@BullRealty.com

404-876-1640 x 106

**BULL REALTY, INC.**

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com



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# PROPERTY OVERVIEW

Opportunity to buy or lease a move-in ready freestanding commercial building in the highly sought-after Decatur market on North Druid Hills Road. This ±2,224 SF building has great visibility located across from the new Lulah Hills project (former North Dekalb Mall location and redevelopment sight). The 2.5M square-foot mixed-use redevelopment project construction is underway and will include 2,000 residential units, a hotel, a Publix grocery store, various retail and dining options to include Refuge Coffee and Anthropologie, and a PATH Foundation trail connection. An awesome opportunity for any business or medical practice to benefit from the style, exposure to the ±78-acre mixed-use redevelopment.

## HIGHLIGHTS

- Excellent frontage on North Druid Hills
- Great monument signage opportunity
- Move in ready office space that is ideal for professional office users or therapy based medical office users (currently a successful chiropractic office)
- Beautifully landscaped grounds
- Dedicated surface parking with ADA accessibility to building
- Located near Lulah Hills - a new ±78-acre mixed-use redevelopment site
- North Druid Hills Road has traffic counts of ±31,000 VPD



ADDRESS:  
3802 N DRUID HILLS RD.  
DECATUR, GA 30033



SALE PRICE:  
\$1,000,000



BUILDING SIZE:  
±2,224 SF



ZONING:  
OI

 **Drone Video**

 **Virtual Walkthrough Tour**

# PROPERTY INFORMATION

**ADDRESS** 3802 N Druid Hills Rd.  
Decatur, GA 30033

**COUNTY** DeKalb

**BUILDING SIZE** ±2,224 SF

**SITE SIZE** ±0.44 Acres

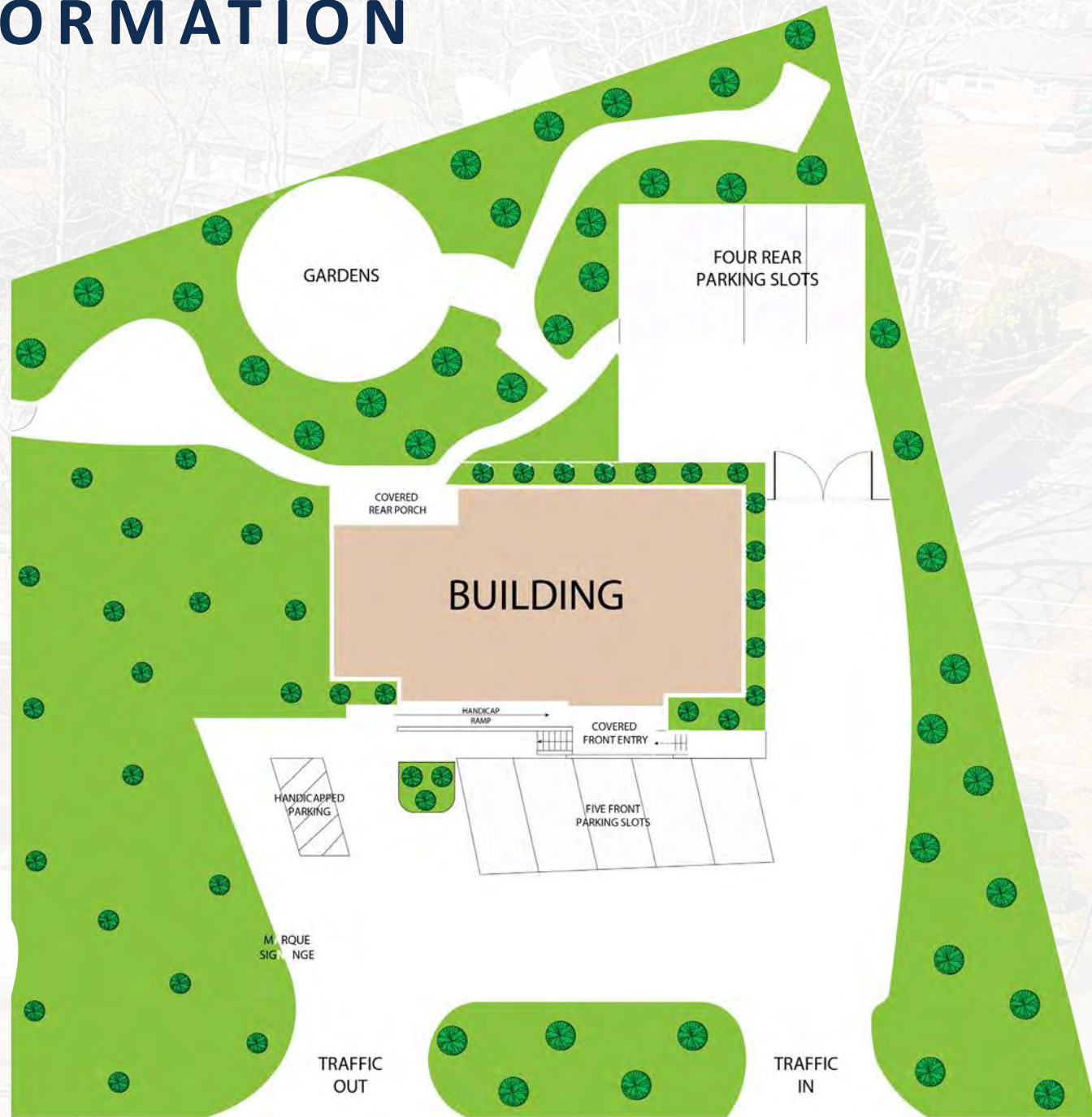
**ZONING** OI

**YEAR BUILT** 2001

**PARCEL ID** 18-115-04-001

**PARKING SPACES** 10

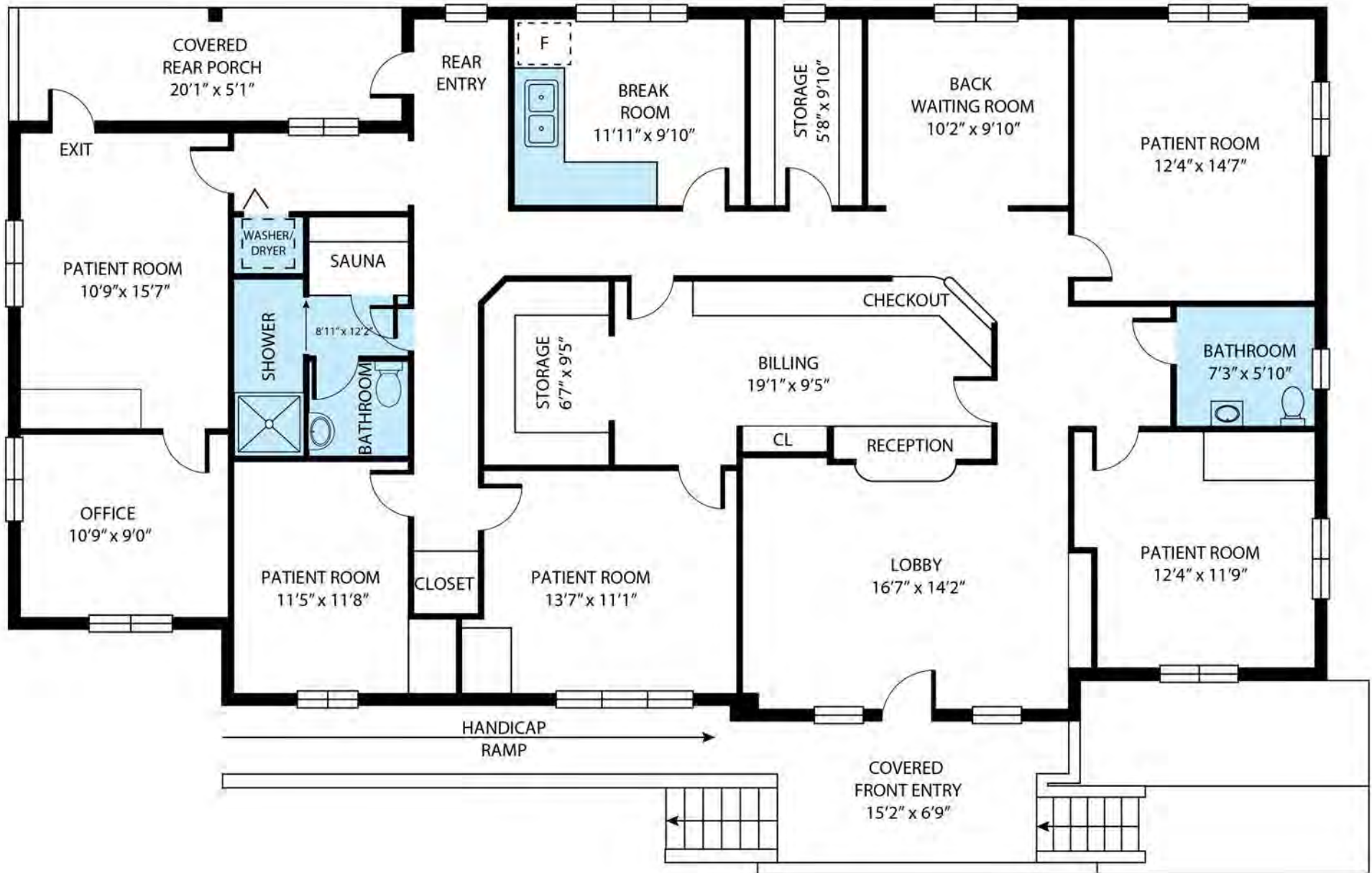
**SALE PRICE** \$1,000,000



# FLOOR PLAN



[Virtual Walkthrough Tour](#)

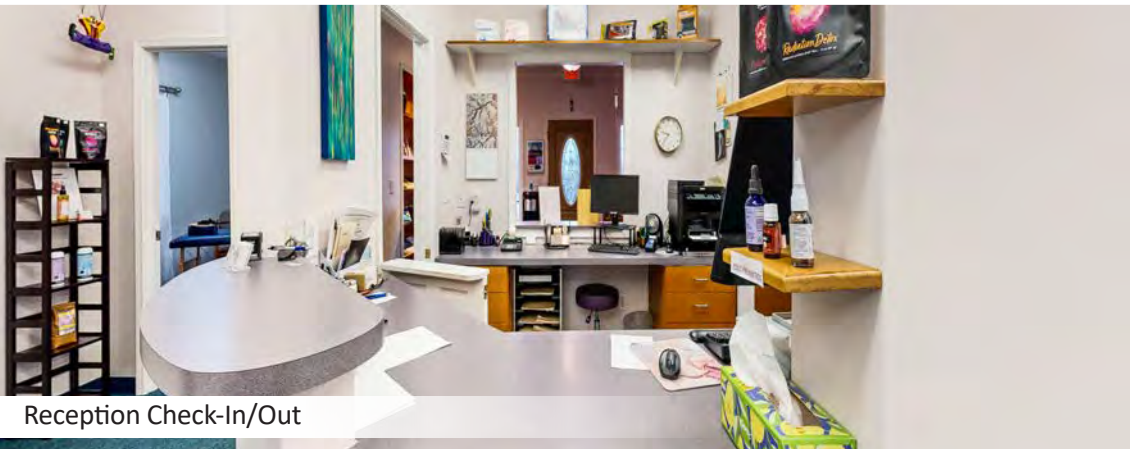




Waiting Area



Waiting Area



Reception Check-In/Out



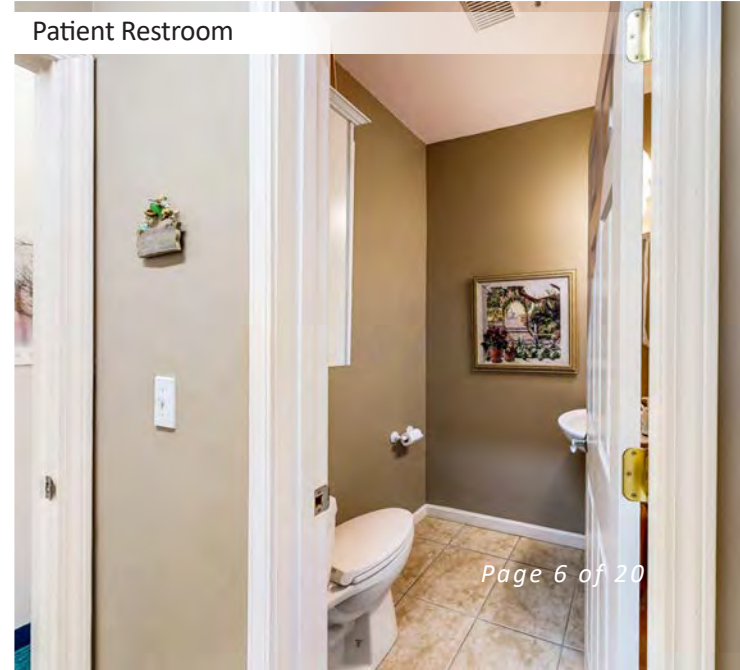
Breakroom



Hallway



Laundry



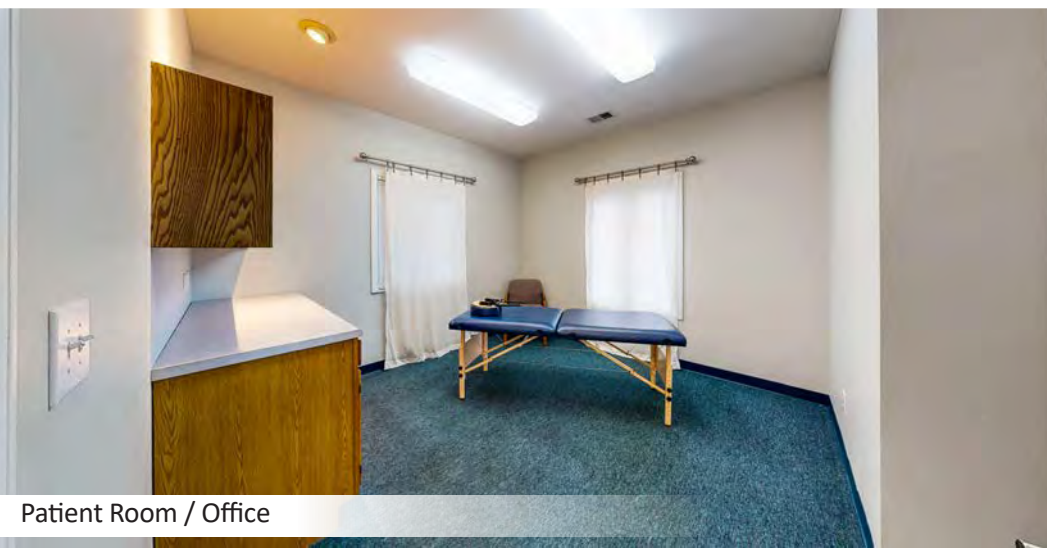
Patient Restroom



Patient Room / Office



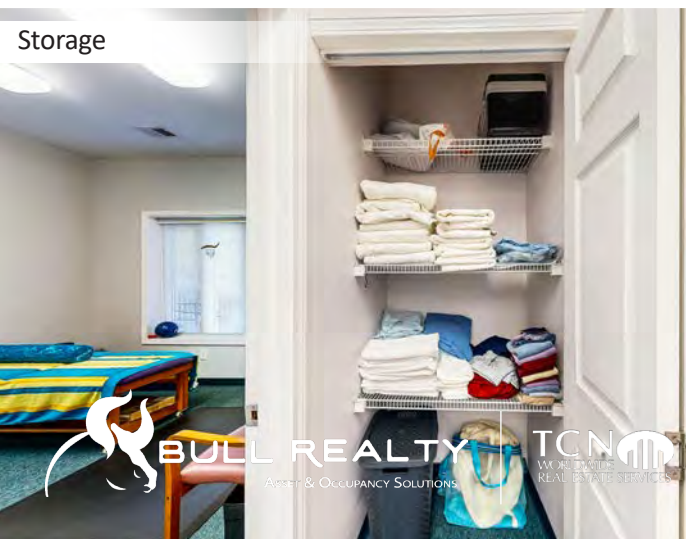
Patient Room / Office



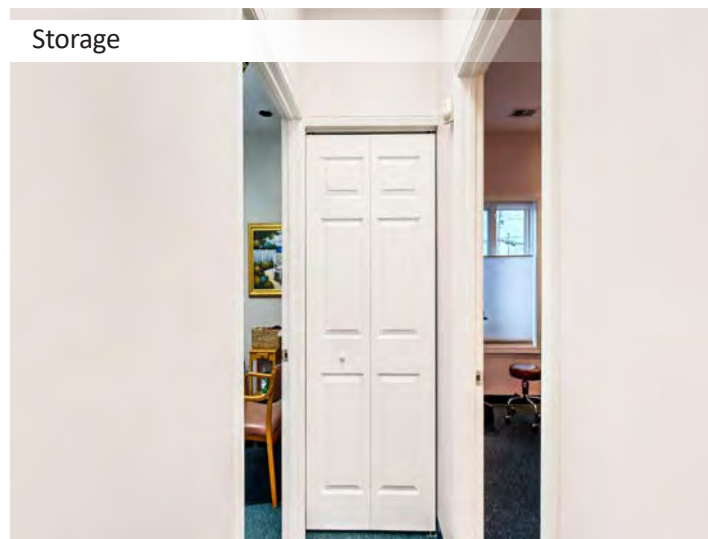
Patient Room / Office



Open Office



Storage



Storage

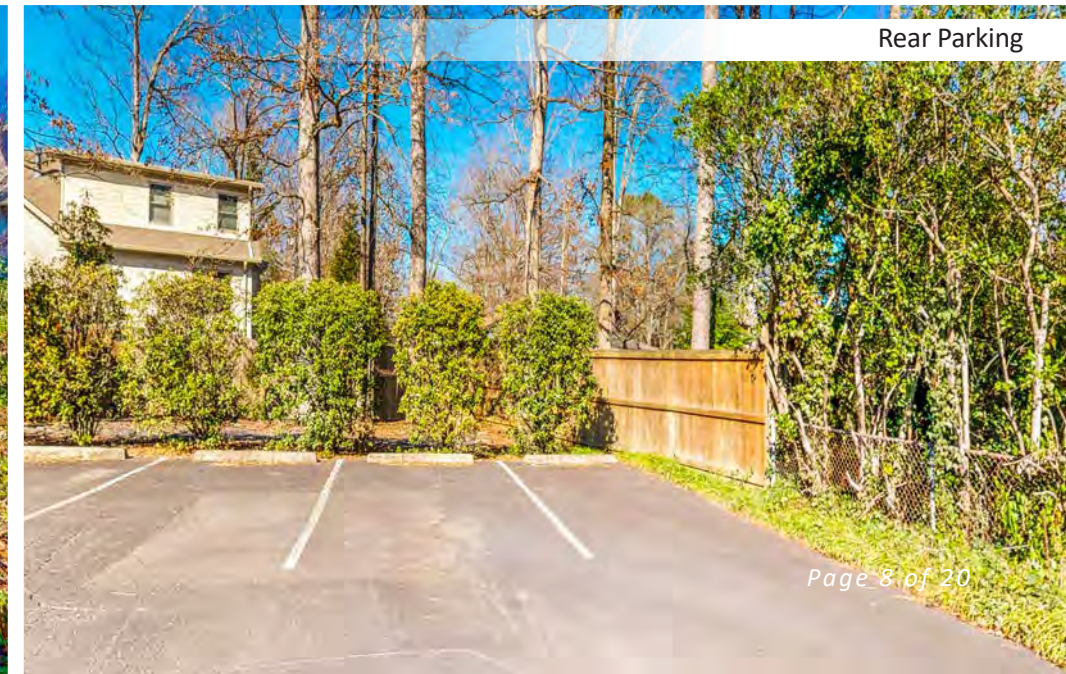
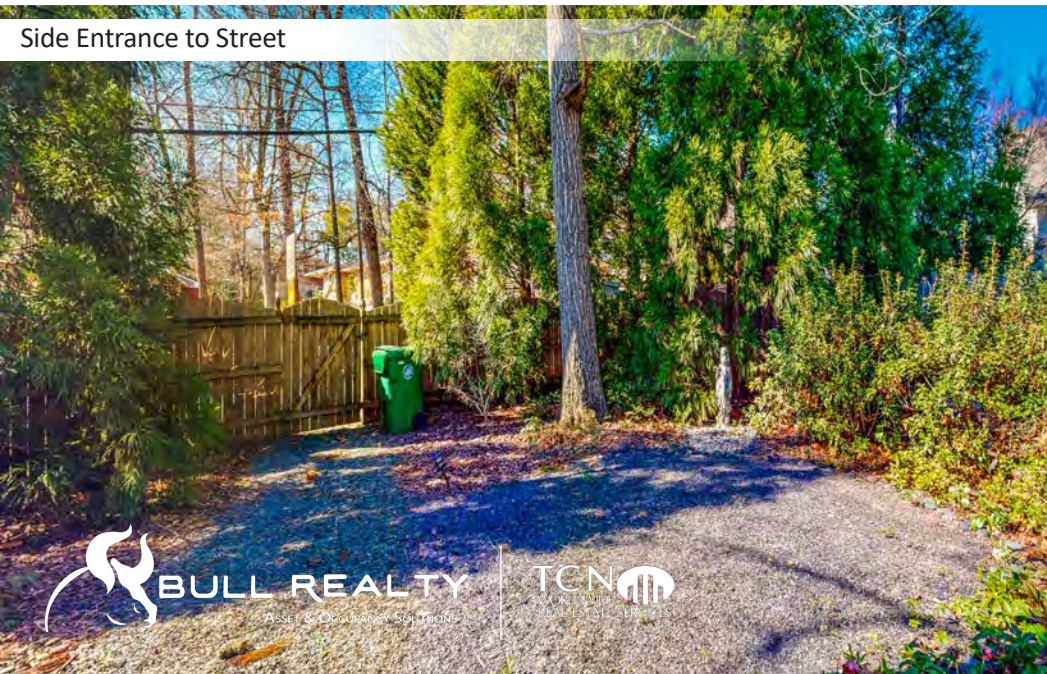


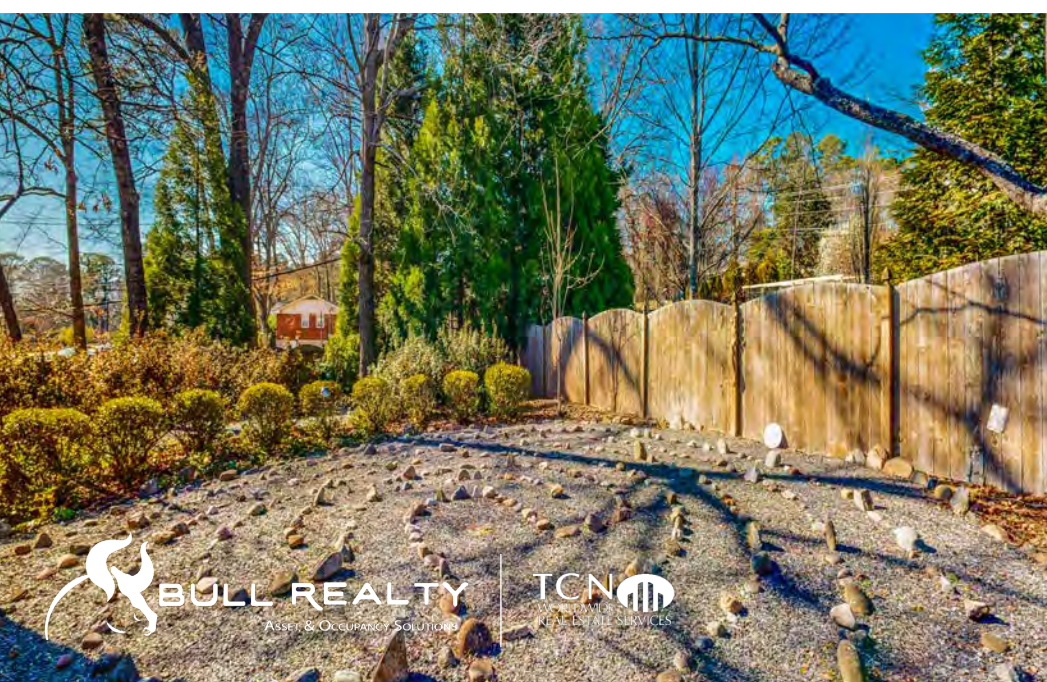
Storage



Side Entrance to Street

Rear Parking





 **BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

 **TCN**  
COMMERCIAL REAL ESTATE SERVICES



# ABOUT THE AREA

# DECATUR, GA

Decatur, Georgia is a vibrant, historic city nestled in DeKalb County, known for its eclectic charm and strong sense of community. Established in the early 19th century, Decatur grew around its traditional town square and today is celebrated for its well-preserved historic districts, tree-lined streets, and a mix of architectural styles, including Craftsman, Victorian, and Colonial Revival homes. With a population of just over 25,000, the city offers an engaging urban-suburban balance, combining walkable neighborhoods with a welcoming, small-town atmosphere.

Located just six miles east of downtown Atlanta, Decatur provides residents with easy access to the cultural, employment, and entertainment amenities of the metro area while retaining its own distinctive identity. The city boasts a lively downtown with local boutiques, restaurants, and cafés, as well as community events such as the Decatur Book Festival and weekly farmers' markets. Parks, greenways, and nearby natural areas add recreational opportunities that appeal to families, professionals, and retirees alike.

Known for its excellent schools, historic character, and inclusive community spirit, Decatur attracts buyers seeking a vibrant, livable environment within reach of Atlanta's urban core. With its combination of walkability, historic architecture, and strong local culture, Decatur continues to be a sought-after destination for those valuing lifestyle, convenience, and long-term investment potential.



# IN THE AREA

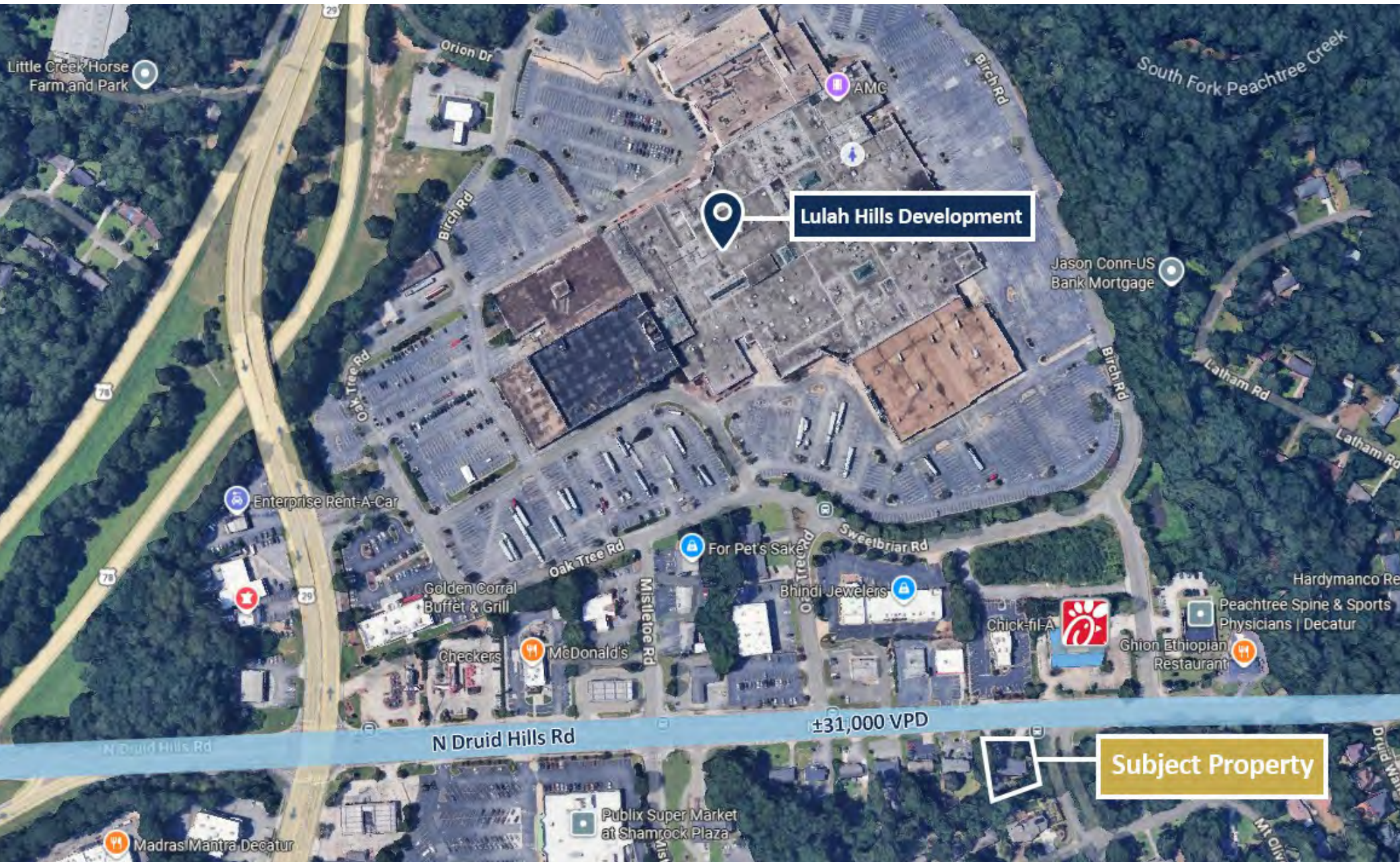
Lulah Hills is a transformative mixed-use redevelopment in Decatur, reimagining the former North DeKalb Mall as a vibrant, walkable “live-work-play” destination. Spanning more than 70 acres, the project will bring together retail, dining, residential living, and hospitality in a cohesive, community-focused environment.

At full buildout, Lulah Hills will include hundreds of thousands of square feet of shops and restaurants, a mix of multifamily residences and townhomes, a hotel, and thoughtfully designed public green spaces. With an emphasis on connectivity, the development will integrate pedestrian-friendly streets and link to regional trail systems, creating easy access to surrounding neighborhoods.

Blending modern design with a strong sense of place, Lulah Hills aims to become a central gathering hub and a new economic and social anchor for the DeKalb County community.



# PROXIMITY TO LULAH HILLS



# LULAH HILLS DEVELOPMENT SITE



Former North DeKalb  
Mall Location

**Lulah Hills Mixed-Use Development**  
• ±78-Acres  
• PATH Foundation Trail Connection

2,000 Residential Units

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
10,255	119,636	331,487



## HOUSEHOLDS

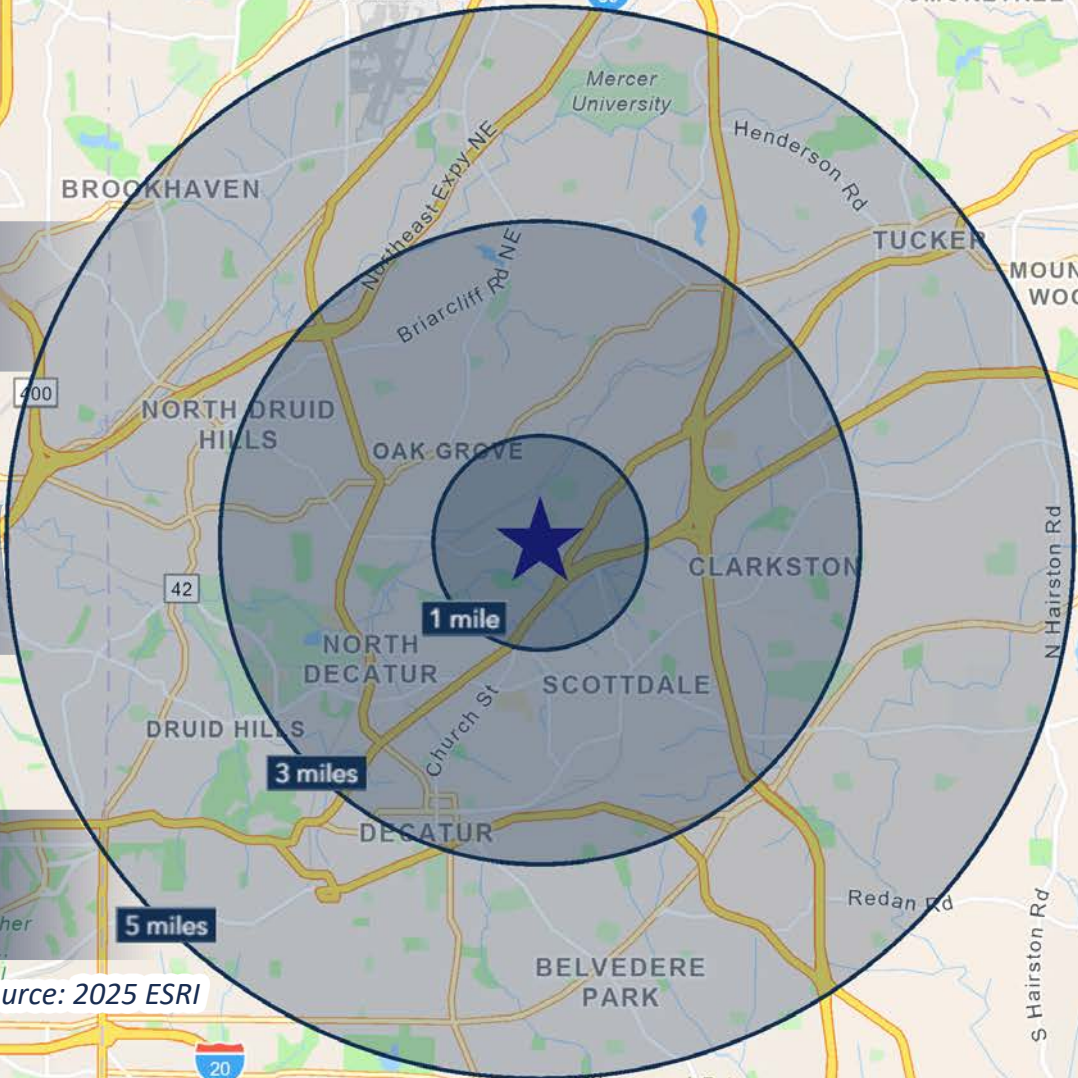
1 MILE	3 MILES	5 MILES
4,527	49,627	138,512



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$160,043	\$142,415	\$147,240

Source: 2025 ESRI



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED AIRPORT IN THE WORLD**



**\$270 BILLION GDP IN METRO-ATLANTA**



**13 FORTUNE 500 HQ IN ATLANTA**



**TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN THE U.S. 2020**

- U.S. CENSUS BUREAU POPULATION DIVISION

## HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**9TH**  
**LARGEST U.S. METRO**  
*2024 U.S. Census*

**1.8%**  
**PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)**  
*ESRI 2025*

**#6**  
**BEST CITIES FOR JOBS IN U.S.**  
*WalletHub 2024*

**#3**  
**FASTEST GROWING  
U.S. METRO**  
*Freddie Mac 2024*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS

KING & SPALDING



accenture

Honeywell



TRUIST



facebook

EMORY  
UNIVERSITY



Mercedes-Benz

Georgia-Pacific



# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

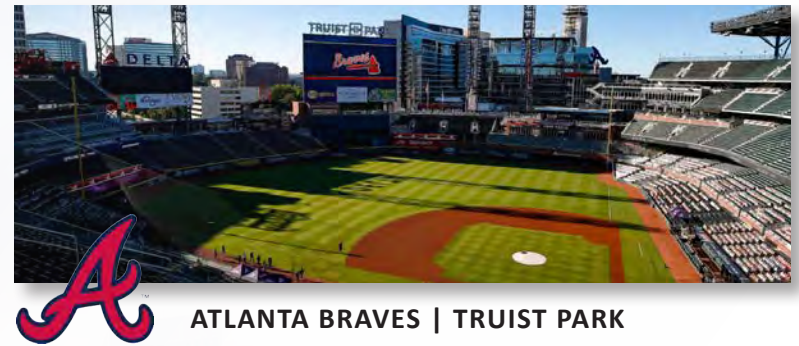
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

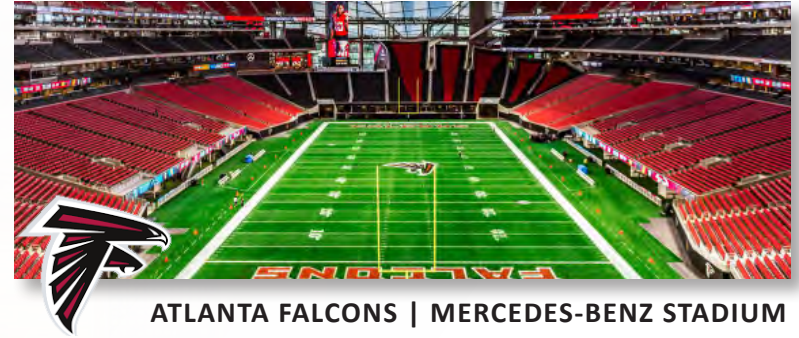
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:


<https://www.bullrealty.com/>



**28**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES

# TEAM PROFILE



**LINDSAY BRERETON, CCIM**  
V.P. Healthcare Real Estate Services  
Lindsay@BullRealty.com  
404-876-1640 x 106

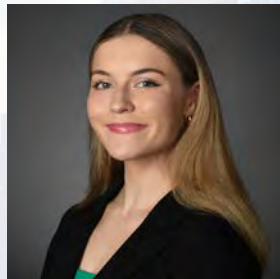
Lindsay is a seasoned commercial real estate professional specializing in healthcare real estate. With more than 25 years of industry experience, she provides strategic advisory services including tenant representation, site selection, and project leasing, delivering value to private practice physicians, healthcare systems, investors, and institutional owners through data-driven decision making and deep market expertise.

Prior to her current role, Lindsay provided advisory services in representing REITs and Georgia-based health systems in the comprehensive management of medical office building portfolios. Her responsibilities included oversight of annual operating budgets, financial reporting, lease negotiations, tenant improvements, vendor procurement, and execution of capital initiatives. Earlier in her career, Lindsay worked with Turner Construction Company's San Francisco and Atlanta business units, gaining hands-on experience in construction and project management across multiple phases of commercial development.

Lindsay holds the Certified Commercial Investment Member (CCIM) designation and is a member of the CCIM Institute, National Association of Realtors, Women In Healthcare, and the Greater North Fulton Chamber of Commerce. A proud veteran of the United States Navy Reserves, she served as a Naval Officer in the Civil Engineer Corps. Lindsay earned a degree in Civil Engineering from California State University, Sacramento and remains actively engaged in community service.



**KAREN ASH**  
RESEARCH



**MEGAN MURPHY**  
MARKETING



**ILONA BERMAN**  
MARKETING



**CARMEN LAM**  
MARKETING

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This 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 or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants 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 or tenants.

In this Offering 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 Offering 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 Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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

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