



**COMMERCIAL  
PROPERTIES**  
First Team



**±1200 SF FOR LEASE**

**2364 Candler Road  
Decatur, GA 30032**

## AERIAL VIEW

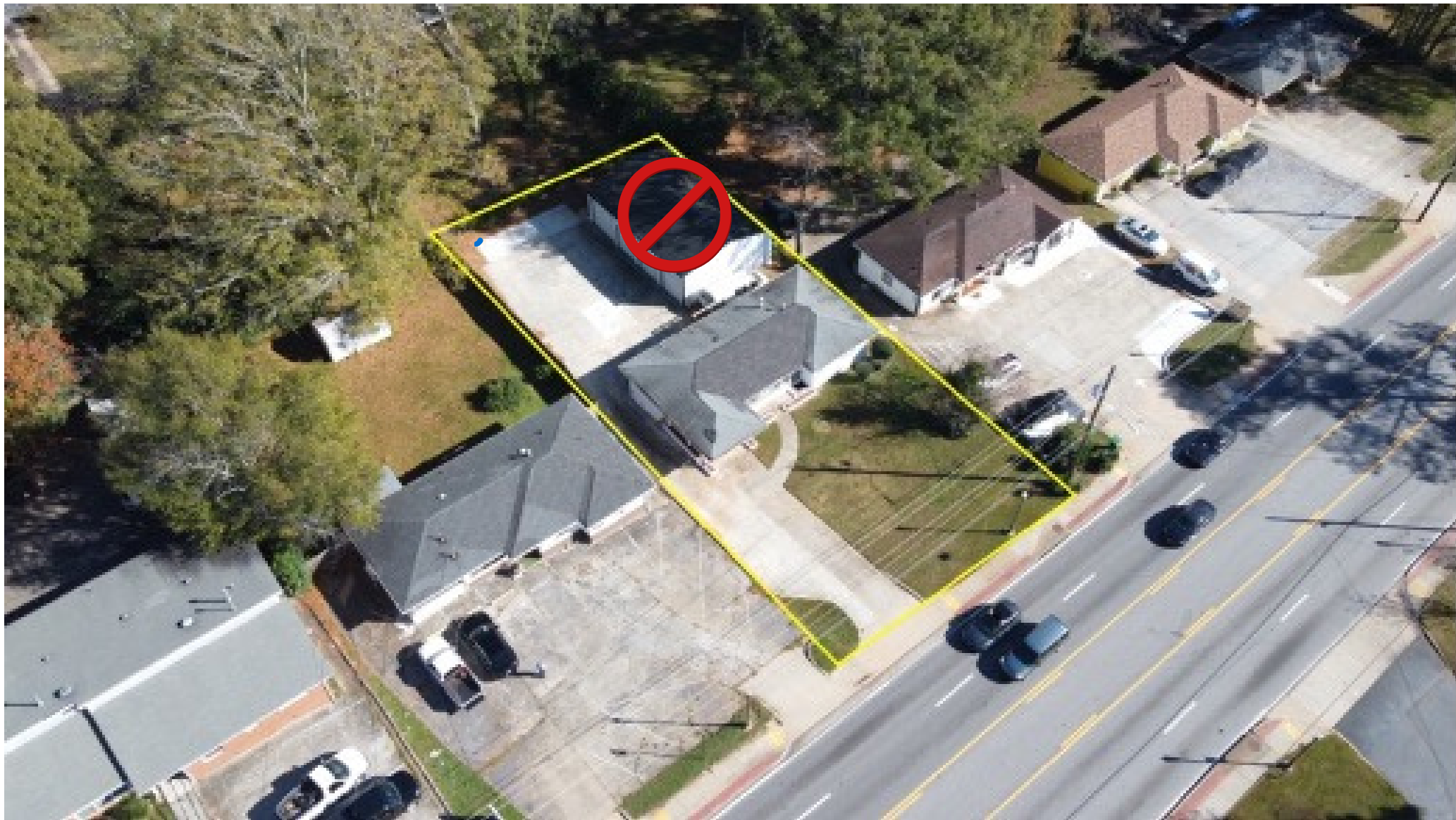


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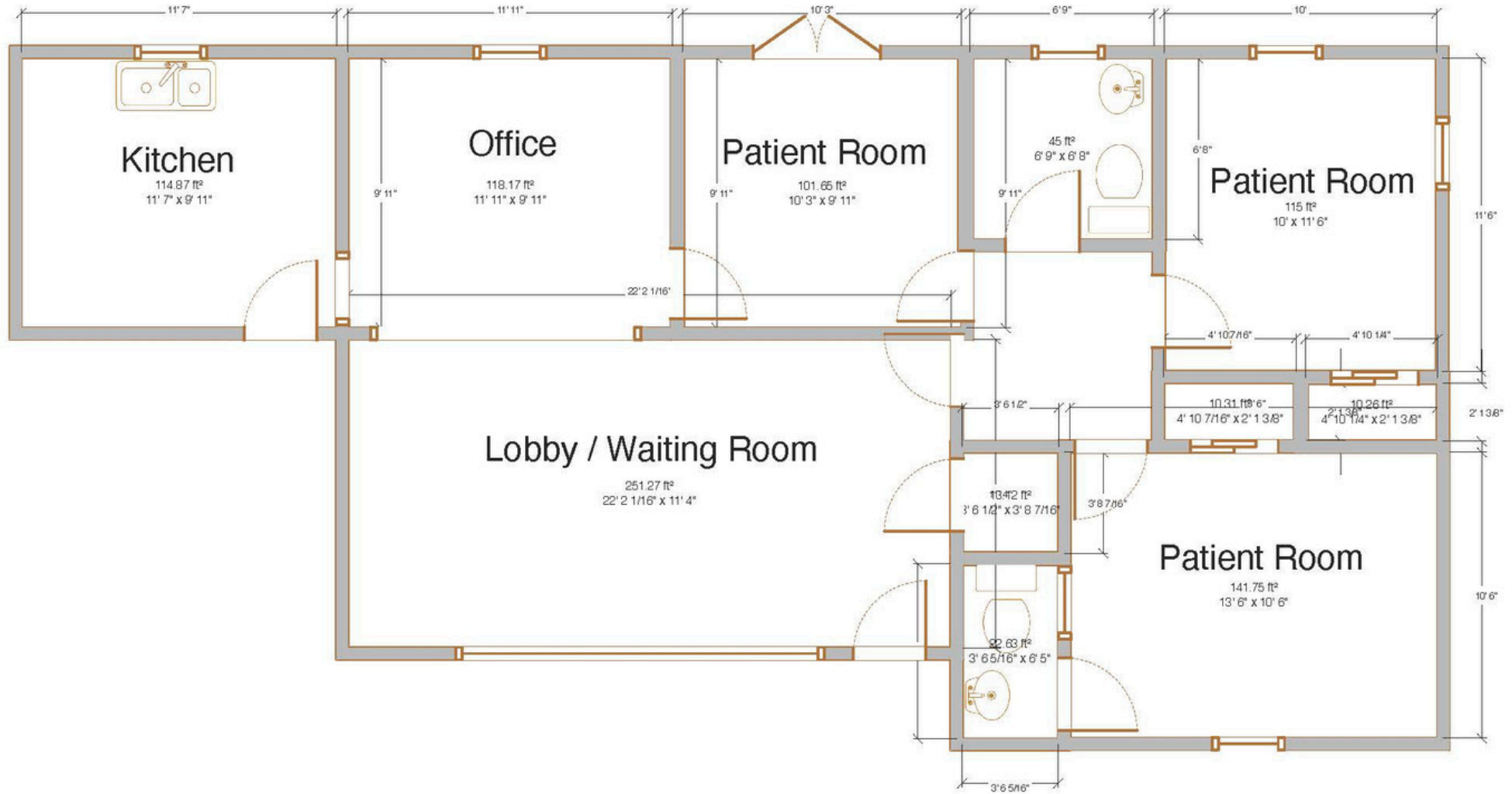


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### Medical Office Floor Plan



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**Property Overview:**

- Address: 2364 Candler Road, Decatur, GA 30032
- Property Type: Class B Office Building
- Size: 1,209 SF
- Stories: 1
- Year Built: 1954
- Zoning: O-I (Office Institutional)
- Parking: 10 spaces (8.27/1,000 SF)

**Location Highlights:**

- Submarket: I-20 East/Conyers
- Proximity: Close to I-20, providing easy access to downtown Atlanta and nearby commercial hubs
- Nearby Landmarks: South DeKalb Mall, Georgia State University's Perimeter College
- Walk Score: 47 (Car-Dependent)
- Transit Score: 40 (Some Transit)

**Market Overview:**

- Vacancy Rate: The I-20 East/Conyers submarket has a 5.8% vacancy rate, lower than the 6.2% three-year average for the area.
- Rent Growth: Rents in the submarket have increased by 2.4% over the past 12 months, currently averaging \$22/SF.
- Leasing Activity: The submarket experienced 16,000 SF of positive absorption over the past year.

**Leasing Opportunity:**

This property is an excellent opportunity for businesses in need of affordable office space with ample parking and easy access to major transportation routes. The O-I zoning allows for a variety of institutional and office uses. The space is ideal for professional services, medical offices, or administrative businesses looking to expand their presence in the Decatur area.

**Comparative Market Analysis:**

- Peer Properties: The property competes with buildings like 3033 N Decatur Rd and The Executive Building at 125 E Trinity Pl, which have similar amenities and rental rates ranging from \$23.51 to \$56.51/SF.
- Submarket Vacancy: Peers in the I-20 East/Conyers area have an average vacancy rate of 45.3%, making this a competitive market for well-located office properties like 2364 Candler Road.

**Demographics and Growth:**

- Atlanta Growth: The Atlanta region continues to see population growth, with strong in-migration and job creation.
- Local Businesses: The property is surrounded by thriving local businesses and institutions, contributing to the area's economic stability.



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# LOCATION OVERVIEW

## Prime Visibility:

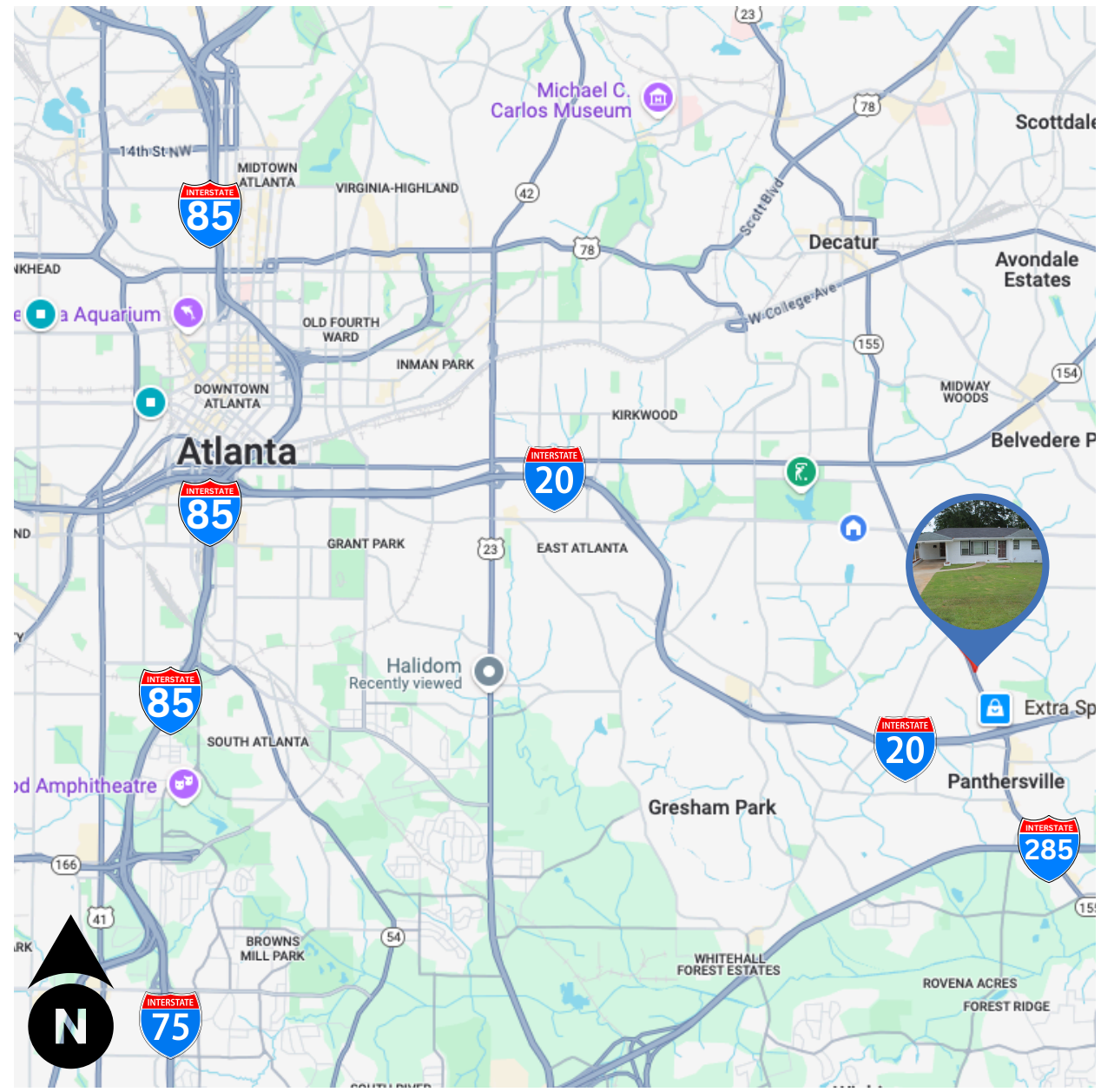
The property is currently zoned O-I (Office Institutional), making it ideal for professional office spaces, medical practices, and other institutional uses. Located along Candler Road (GA-155), this 1,200 sq. ft. property benefits from significant daily traffic and excellent visibility in a well-established area of South DeKalb County.

## Neighborhood Context:

Situated in Decatur, GA, a city known for its close proximity to downtown Atlanta, the property offers a strategic location for businesses looking to serve both local communities and commuters. Decatur is experiencing growth in both residential and commercial sectors, contributing to increased demand for office and institutional spaces.

## Nearby Points of Interest:

- South DeKalb Mall (less than 2 miles away) draws a significant number of visitors, creating potential spillover traffic for local businesses.
- Georgia State University (Perimeter College) is nearby, offering access to a population of students, faculty, and staff who may require various professional services.
- The property is conveniently served by MARTA bus routes, making it accessible for both local residents and commuters.



Walmart



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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	<b>4,175</b>	<b>34,734</b>	<b>97,279</b>
<b>Total Population</b>	<b>10,536</b>	<b>87,196</b>	<b>241,120</b>
<b>Average HH Income</b>	<b>\$56,428</b>	<b>\$81,735</b>	<b>\$98,497</b>

### Demographics & Growth:

Decatur is part of the growing Atlanta metro area, attracting professionals, families, and students. The property's central location near East Atlanta Village, Kirkwood, and Belvedere Park means it's positioned to serve a diverse customer base. Median incomes in the area are on the rise, further increasing demand for high-quality office spaces.

### Zoning (O-I):

The O-I (Office Institutional) zoning provides flexibility for a variety of business types, including professional services, medical offices, and administrative headquarters. The property's location along a busy road, with nearby parking and easy access to public transit, adds to its appeal for businesses requiring visibility and convenience.

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# LEASE PAYMENT BREAKDOWN PER YEAR

Here's a breakdown of how much a prospective tenant can expect to pay per month if they sign a 5-year lease for your property, including details on base rent, taxes, insurance, and CAM (Common Area Maintenance), along with the total monthly cost and price per square foot:

### Explanation:

- **Base Rent:** This is the monthly rent you pay for the use of the commercial space.
- **TI & CAM:** These are the combined costs for Taxes, Insurance, and Common Area Maintenance. These expenses cover property taxes, insurance premiums for the building, and maintenance of common areas like landscaping.
- **Estimated Total:** This is the total amount you will pay per month, which includes both the base rent and the TI & CAM costs.

YEAR	Base Rent	TI & CAM *	Estimated Total	Price per Square Foot
1	1,500.00	741.70	2,241.70	22.42
2	1,545.00	763.95	2,308.95	23.09
3	1,591.35	786.87	2,378.22	23.78
4	1,639.09	810.47	2,449.56	24.50
5	1,688.26	834.79	2,523.05	25.23

### Additional Information:

- The numbers above are based on the 2024 expenses for taxes, insurance, and CAM, which are subject to change from year to year.
- Adjustments to these figures will be made by September of each year to reflect any changes in the actual expenses incurred.

This breakdown provides a clear picture of the monthly costs over the 5-year term of the lease, with a gradual increase each year due to the increase in base rent and anticipated increases in TI & CAM. This structure helps in planning budgets and understanding the long-term financial commitment involved in leasing this property.

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## Important Lease Conditions for 2364 Candler Road, Decatur, GA 30032

Please note the following conditions regarding the lease of the property:

- 1. Exclusion of Metal Building:** The metal building located at the back of the property is not included in the lease. The landlord retains full ownership and use of this building.
- 2. Parking:** You may park vehicles anywhere on the property, provided the landlord has unrestricted access to the back area and the four bays located at the rear of the building.
- 3. Access to Power:** The landlord will retain access to electrical power at the property to ensure power is supplied to the metal building. This is necessary to maintain the landlord's equipment.
- 4. Access to Internet:** The landlord will also require access to the internet service provided on the premises to support cameras and security systems for the metal building. This is for maintaining security and safety.

Please ensure that these conditions are acceptable before moving forward with any leasing discussions. We aim to maintain a collaborative relationship while ensuring all parties' needs are met.



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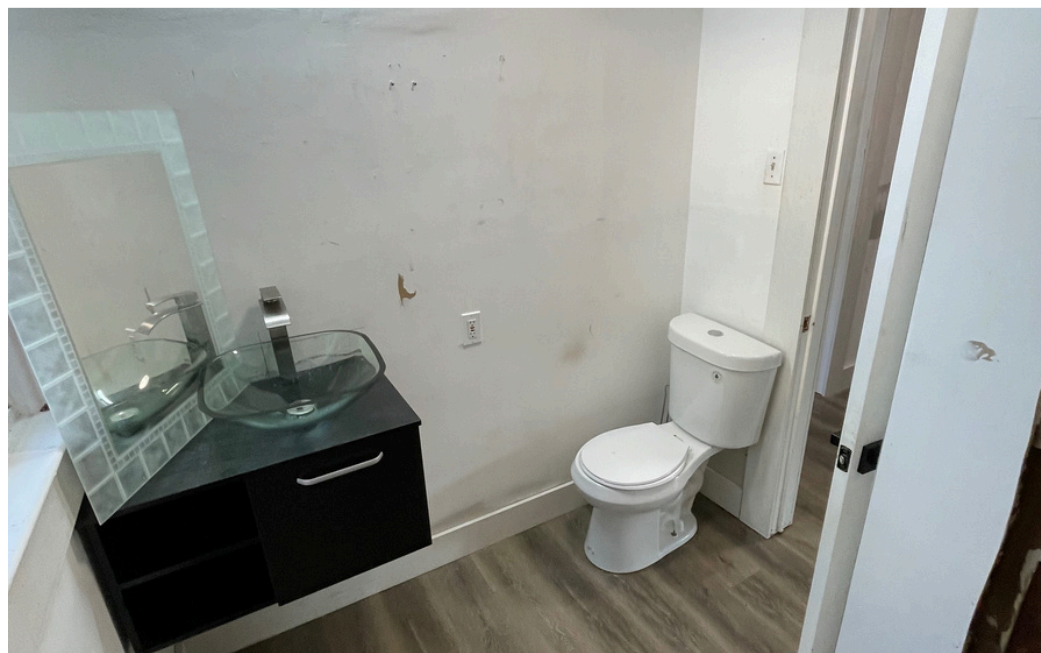
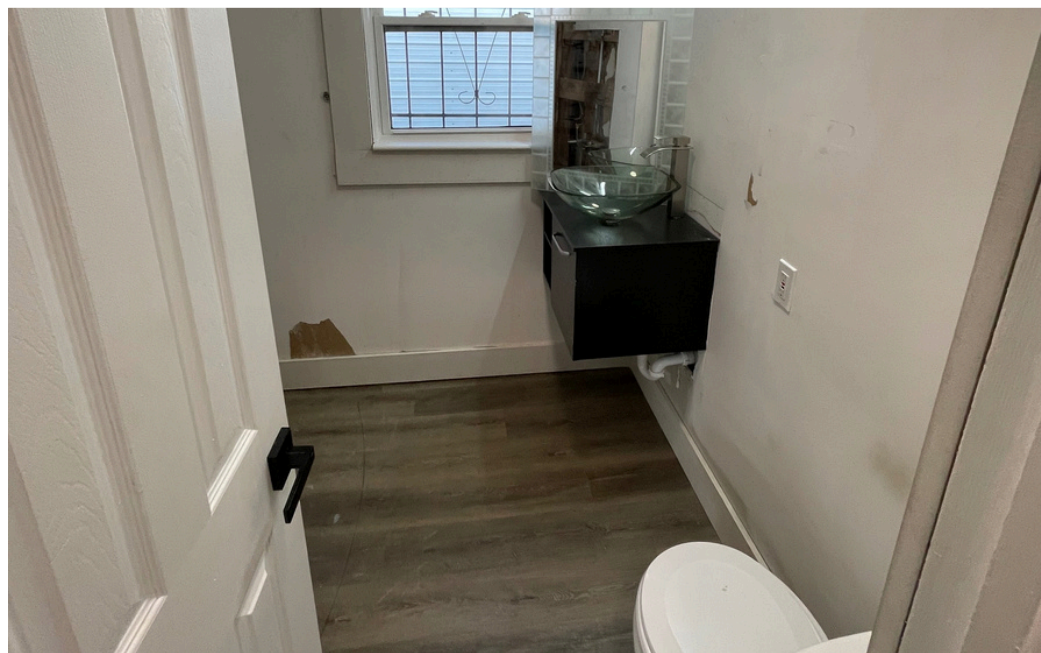


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